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Letting and Management Specialists



16 Brindon Close, Weston Coyney, Stoke-On-Trent, ST3 6NY

£210,000

- Cul-De-Sac Location
- Stunning Kitchen Diner
 - Double Glazing
 - Detached Garage
- Three Bedrooms
- Gas Central Heating
- Off Road Parking
- South Facing Rear Garden

Tucked away in a quiet cul-de-sac on Brindon Close, this beautifully presented three-bedroom semi-detached home offers an excellent blend of modern living and scenic surroundings.

At the heart of the property is a stunning kitchen-diner, thoughtfully designed to create a bright and sociable space. With doors opening directly onto the south-facing rear garden, it's perfect for indoor-outdoor living and entertaining during the warmer months.

Upstairs, the home comprises two well-proportioned double bedrooms and a comfortable single bedroom, making it ideal for families, home working, or guest accommodation.

Externally, the property benefits from off-road parking to the front, while to the rear there is a detached garage providing additional storage. The south-facing garden is a real highlight, offering a private and sunny outdoor space to enjoy throughout the day.

Adding to its appeal, the property enjoys spectacular rural views to the front, giving a real sense of openness while still being conveniently located in the sought-after area of Weston Coyney, close to local amenities, schools, and transport links.

Contact us today to arrange your viewing!



GROUND FLOOR

ENTRANCE PORCH

UPVC double glazed doors and windows. Tiled floor.

HALLWAY

Timber front door. Fitted carpet. Radiator. Double glazed window.

LIVING ROOM

13'10 x 12'10 (4.22m x 3.91m)

Laminate flooring. Radiator. Double glazed window. Gas fire.

KITCHEN DINER

19'10 x 8'11 (6.05m x 2.72m)

Range of wall cupboards and base units with a tiled splashback. Store cupboard. Tiled floor. Two vertical radiators. Double glazed window. Double glazed door leading out into the garden.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Double glazed window. Access to the loft.

BEDROOM ONE

13'2 x 12'10 (4.01m x 3.91m)

Fitted carpet. Radiator. Double glazed window.

BEDROOM TWO

13'0 x 10'7 (3.96m x 3.23m)

Fitted carpet. Radiator. Double glazed window.

BEDROOM THREE

7'6 x 6'9 (2.29m x 2.06m)

Laminate flooring. Radiator. Double glazed window.

BATHROOM/WC

6'6 x 5'8 (1.98m x 1.73m)

Vinyl flooring. Double glazed window. Bath with shower over, wash basin in a vanity unit and wc. Store cupboard containing the boiler and hot water cylinder.

OUTSIDE

The South facing rear garden has a lawn and Indian Stone patio area.

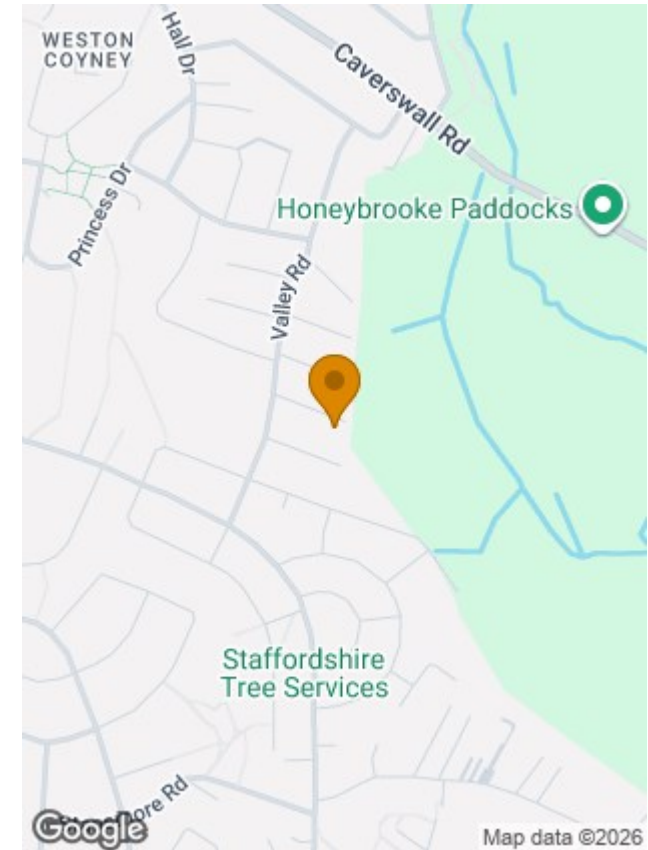
There is a low maintenance garden to the front of the property along with a block paved driveway which leads to the...

DETACHED BRICK GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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