Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



7 Cranworth Grove, Lightwood, Stoke-On-Trent, ST3 7ET

£325,000

- Three Bedrooms - 2 Downstairs, 1 Upstairs
- Impressive Lounge With Doors Into The Dining Area
- Combi Boiler
- Detached Brick And Tile Double Garage
- Superb Fully Fitted Kitchen
- Bathroom With Bath AND Shower
- Lots Of Off Road Parking Space
- Prestige Cul-De-Sac Location

THIS IS A HOUSE AND ALSO A BUNGALOW!

Be prepared for a shock when you view this exceptional property at 7 Cranworth Grove in the prestigious Lightwood area. The house is in a cul-de-sac location, has three bedrooms (2 downstairs, 1 upstairs), stands on a level plot and has some truly outstanding features.

It was extended several years ago complete with appropriate consents and includes the creation of an excellent first floor bedroom and dressing room/landing area. On the ground floor you'll find two beautifully presented bedrooms in addition to truly spacious accommodation which genuinely flows from the entrance hall through to the lounge, into the dining room and a beautifully fitted contemporary style kitchen.

The decoration and presentation is first class and there is Karndean flooring throughout the ground floor accommodation. This property also has UPVC double glazing as well as gas central heating from a combi boiler.

Step outside the house and in addition to tall lockable double gates to the driveway and an exceptional amount of off-road parking space you'll find a truly impressive detached brick and tile garage with an electric roller shutter door, led lighting, power and much much more. The property also has a recently installed EV charger.

This property most definitely can cater for your requirements! For more information call or contact us.





GROUND FLOOR

ENTRANCE HALL
UPVC double glazed front door and window. Fitted carpet. Radiator.

LOUNGE
14'7 x 10'9 (4.45m x 3.28m)
Karndean flooring. UPVC double glazed window with fitted blind. Radiator. Superb contemporary wall panelling. Folding glazed doors leading into the...

DINING ROOM
14'2 x 8'10 (4.32m x 2.69m)
Karndean flooring. Radiator. Spotlights. UPVC double glazed window with fitted blind. Open archway leading into the...

SUPERB FULLY FITTED KITCHEN
18'0 x 18'10 (5.49m x 5.74m)
Karndean flooring. Exceptional comprehensive range of wall cupboards and base units with a high gloss pale grey finish and concealed lighting. Plumbing for washer and dishwasher. Part tiled walls. Belling gas range cooker. Spotlights. UPVC double glazed double doors and window leading into the garden. Breakfast bar.

BEDROOM ONE
13'1 into bay x 10'11 (3.99m into bay x 3.33m)
Fitted carpet. Radiator. UPVC double glazed window with fitted blind.

BATHROOM
6'7 x 6'2 (2.01m x 1.88m)
Tiled floor and walls. White suite consisting of a panelled bath with shower over, low level wc, pedestal wash basin and a walk in shower. Stainless steel towel rail radiator.

INNER HALL
Fitted carpet. UPVC double glazed window. Spotlights. Radiator. Stairs leading to the first floor.

BEDROOM TWO
9'11 x 9'9 (3.02m x 2.97m)
Fitted carpet. Radiator. UPVC double glazed window.

FIRST FLOOR

LANDING/DRESSING ROOM
9'8 x 9'6 approx (2.95m x 2.90m approx)
Limited headroom in places. Fitted carpet. Radiator. UPVC double glazed window. Under eaves storage. Clothes hanging space. Concealed lighting.

BEDROOM THREE
16'8 x 7'10 (5.08m x 2.39m)
Fitted carpet. Radiator. Two velux type windows. Under eaves storage. Concealed gas combi boiler.

OUTSIDE
There is an easy to maintain level lawned rear garden with good fencing, patio and shed and then notes. The property will be sold with the security camera system and security lighting, there is also an outside tap as well as a recently installed EV charger,

To the front of the property there is a neat garden behind a low brick wall and which features a lawn and established shrubs.

A wide paved driveway offering lots of off road parking space and with the benefit of tall lockable gates leads to the...

DETACHED BRICK AND TILE GARAGE
Electric roller door. Alarm. LED lighting. Power. UPVC double glazed window. Double glazed side door.



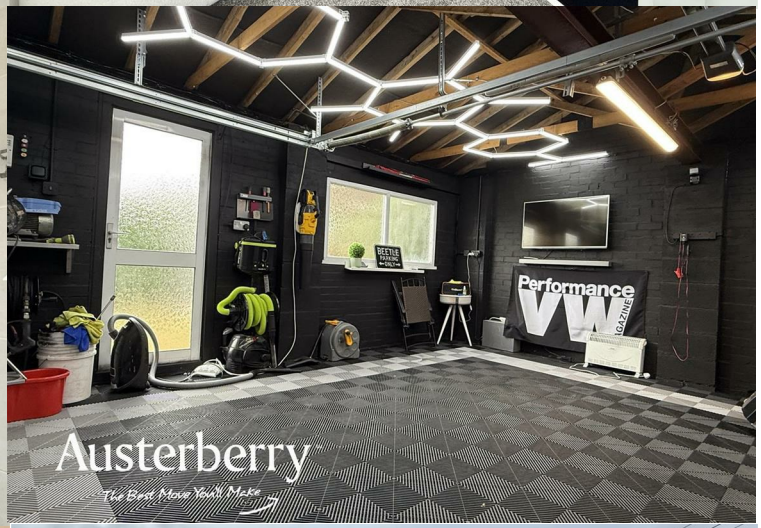





Austerberry
The Best Move You'll Make

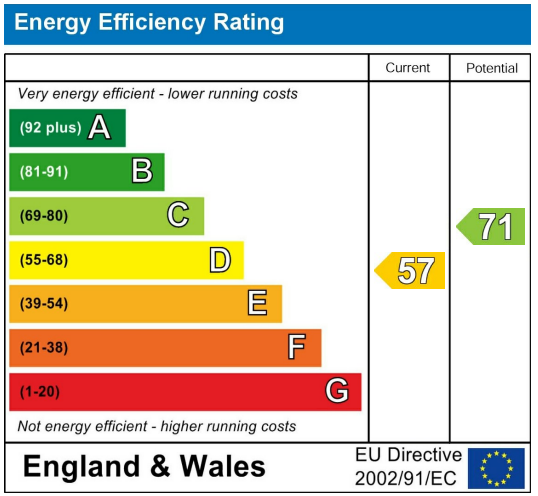

Austerberry
The Best Move You'll Make

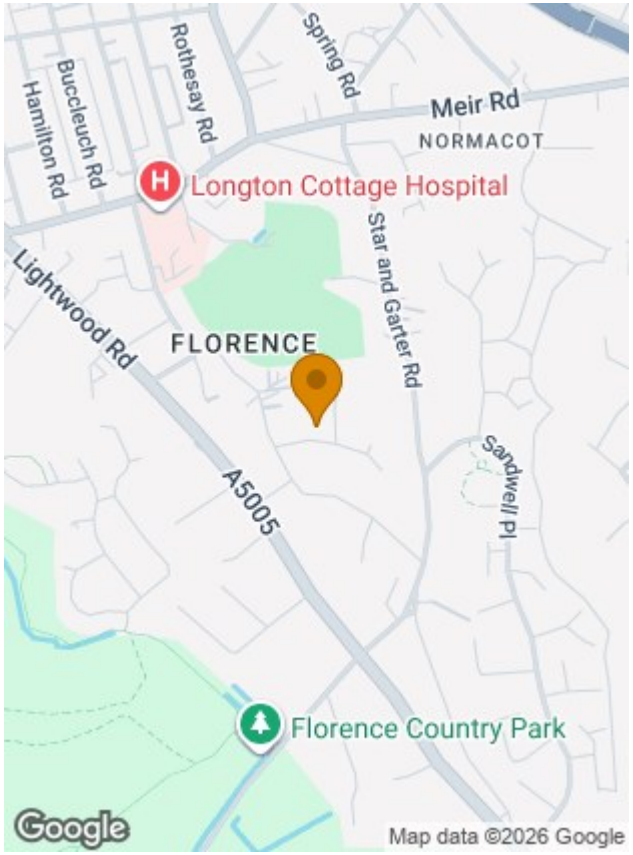

Austerberry
The Best Move You'll Make


Performance
VW
Austerberry
The Best Move You'll Make


Austerberry
The Best Move You'll Make


Austerberry
The Best Move You'll Make


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
57
71
England & Wales
EU Directive 2002/91/EC


Spring Rd
Rothesay Rd
Buccleuch Rd
Hamilton Rd
Meir Rd
NORMACOT
Longton Cottage Hospital
Star and Garter Rd
Lightwood Rd
FLORENCE
A5005
Sandwell Pl
Florence Country Park
Google
Map data ©2026 Google

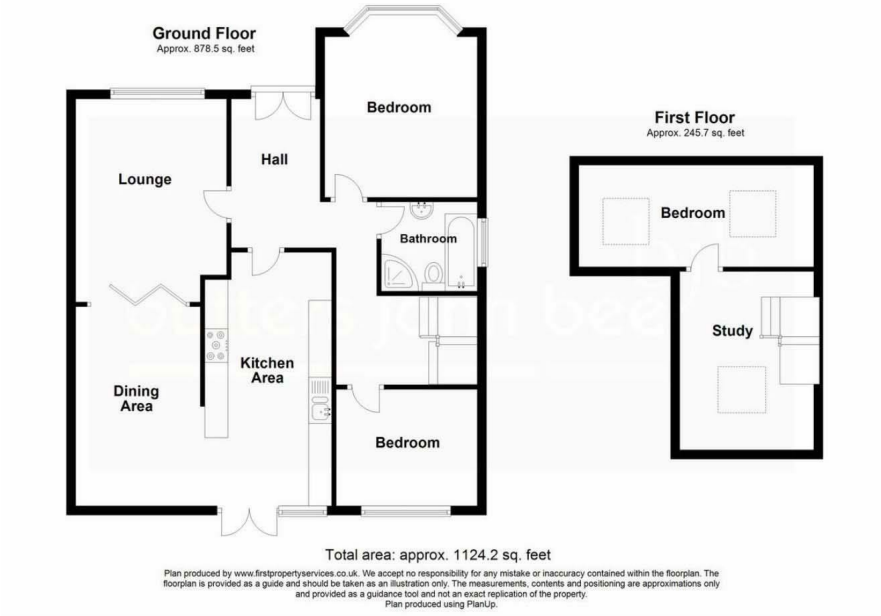
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - D







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 be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (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

Austerberry™
the best move you'll make