

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



12 Cedar Grove, Blurton, Stoke-On-Trent, ST3 2AU

£190,000

- Beautifully Presented
- Stunning Contemporary Kitchen
- Stylish Family Shower Room
- Garage
- Three Bedrooms
- Lounge and Dining Rooms
- Block Paved Driveway
- Large Enclosed Rear Garden

Beautifully presented throughout and thoughtfully modernised by the current owners, this impressive three-bedroom semi-detached home on the ever-popular Cedar Grove in Blurton offers stylish, spacious accommodation that is ready to move straight into!

The heart of the home is the stunning contemporary kitchen, finished to a high standard with quality fittings and ample storage. Complementing this are two versatile reception rooms, providing generous living and dining areas to suit the needs of modern family life. To the first floor, the property boasts three well-proportioned bedrooms alongside a stylish family shower room.

Externally, a block paved driveway provides ample off-road parking and leads to an integral garage, offering additional storage or potential for further use, subject to any necessary consents. The enclosed rear garden provides an ideal outdoor space for relaxing and entertaining.

Conveniently located close to local amenities, schools and excellent commuter links, this superb home combines contemporary style with practical family living. An internal viewing is highly recommended to fully appreciate everything this fantastic property has to offer!

Call or e-mail us today to arrange your viewing!



## GROUND FLOOR

### ENTRANCE PORCH

UPVC double glazed doors. Laminate flooring.

### HALLWAY

Laminate flooring. Radiator. UPVC double glazed door.

### LIVING ROOM

11'1 x 10'8 (3.38m x 3.25m)

Fitted carpet. Radiator. UPVC double glazed window. Media wall with electric fire.

### DINING ROOM

12'3 x 9'10 (3.73m x 3.00m)

Laminate flooring. Radiator. UPVC double glazed window.

### REAR HALL/WC

Laminate flooring. Wc, Access to the garage.

### KITCHEN

13'11 x 7'4 (4.24m x 2.24m)

UPVC double glazed window and rear door. Tiled floor. Range of wall cupboards and base units with an integrated fridge freezer and dishwasher.

## FIRST FLOOR

### LANDING

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

## BEDROOM ONE

12'4 x 9'8 (3.76m x 2.95m)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM TWO

11'2 x 9'8 (3.40m x 2.95m)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM THREE

8'4 x 5'7 (2.54m x 1.70m)

Fitted carpet. Radiator. UPVC double glazed window.

## SHOWER ROOM

5'6 x 5'4 (1.68m x 1.63m)

Vinyl flooring. Radiator. UPVC double glazed window. Shower enclosure, wash basin and wc.

## OUTSIDE

The enclosed rear garden has a paved patio and lawns.

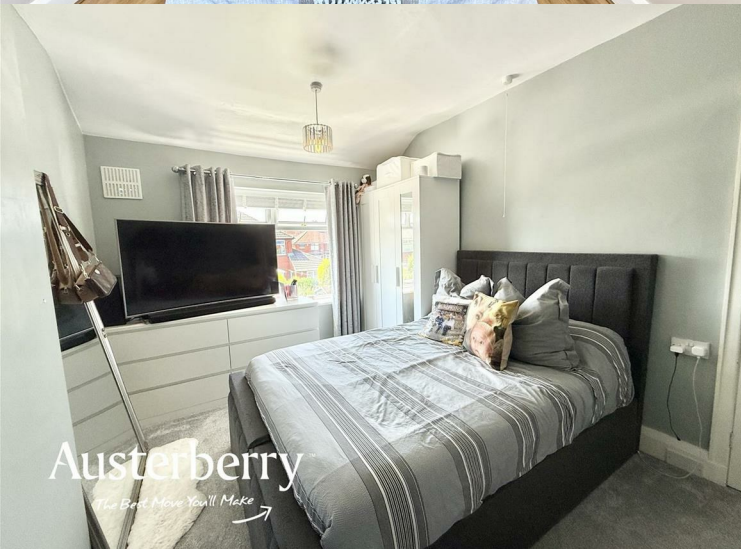
The property is set back behind a walled frontage with a gated entrance and a block paved driveway leading to the...

## ATTACHED GARAGE

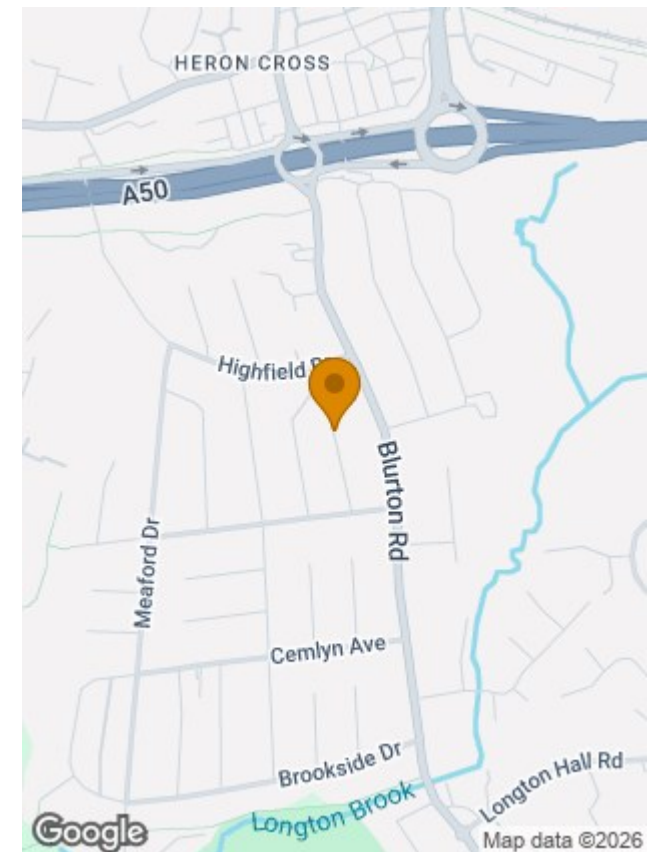
17'5 x 9'7 (5.31m x 2.92m)

Up and over door. Plumbing for washer and dryer. Baxi combi boiler.





| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             | 79        |
| (55-68) <b>D</b>                            | 63                                                                                                          |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | 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](mailto:enquiries@austerberry.co.uk)

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