

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



8 Bowfell Grove, Adderley Green, Stoke-On-Trent, ST3 5XR

£230,000

- An Excellent Detached House!
- Three Bedrooms
- Garage
- Combi Boiler For Central Heating
- UPVC Double Glazing
- F/F Shower Room
- Kitchen And Dining Room
- Close To Shops, Schools And Bus Route

A modern detached house with open fields on the doorstep!

Available with no chain is this attractive three bedroom detached house on Bowfell Grove.

The accommodation has additional practicalities such as a ground floor toilet and a large detached garage. The bedrooms are well appointed, the shower room has a modern white suite and the kitchen is open plan with a dining area along with double doors leading into the generous lounge.

The garden is enclosed and laid out for low maintenance with Indian stone paving and we love the location because at the top of the road there is access to rolling open fields!

Contact us today for your viewing!



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Tiled floor. Radiator. Low voltage spotlight.

### VERY SMART CLOAKROOM/WC

4'8" x 3'8" (1.42 x 1.12)

Tiled floor and tiled walls. Modern white suite which consists of a low level wc and wash basin. UPVC double glazed window. Radiator.

### LOUNGE

14'9" x 10'9" (4.50 x 3.28 (4.49 x 3.27))

Laminate flooring. UPVC double glazed window with fitted vertical blinds. Double radiator. Lovely pale timber fireplace surround with living flame electric fire. Fitted mirror. Low voltage spotlights. Under stairs storage cupboard. Open plan stairs leading to the first floor. Double doors leading into the...

### KITCHEN AND DINING ROOM

15'0" x 8'1" (4.57 x 2.46)

Range of white wall cupboards and base units to the kitchen complete with integrated gas hob, cooker hood, double under oven and fridge freezer. Radiator. Two UPVC double glazed windows with fitted venetian blinds. Low voltage spotlights. Tile effect flooring. UPVC double glazed door leading into the garden.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. UPVC double glazed window. Radiator. Low voltage spotlights. Airing cupboard which contains the Baxi gas fired combi boiler for central heating and hot water.

### BEDROOM ONE

12'7" x 8'5" (3.84 x 2.57 (3.83 x 2.56))

Fitted carpet. UPVC double glazed window with curtain pole. Radiator. Low voltage spotlights.

### BEDROOM TWO

10'4" x 8'5" (3.15 x 2.57)

Fitted carpet. UPVC double glazed window with fitted vertical blinds and curtain pole. Radiator. Low voltage spotlights. Ceiling fan. Shelving.

### BEDROOM THREE

8'0" x 6'3" (2.44 x 1.91)

Fitted carpet. UPVC double glazed window with curtain pole and curtains. Low voltage spotlights. Shelf.

### SHOWER ROOM/WC

6'3" x 5'7" (1.91 x 1.70)

Modern and Superb! White wash basin, low level wc and walk in shower. Tiled walls. Tile effect vinyl flooring. UPVC double glazed window with fitted venetian blind. Stainless steel centrally heated towel rail. Light fitting. Electric shaver socket.

### OUTSIDE

To the rear of the property is an attractive paved patio area with lighting and external power point.

The gardens to the front and side are open plan and mainly lawned.


A tarmac and block paved driveway with double gates leads to the...

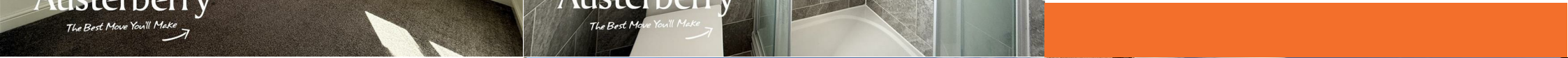
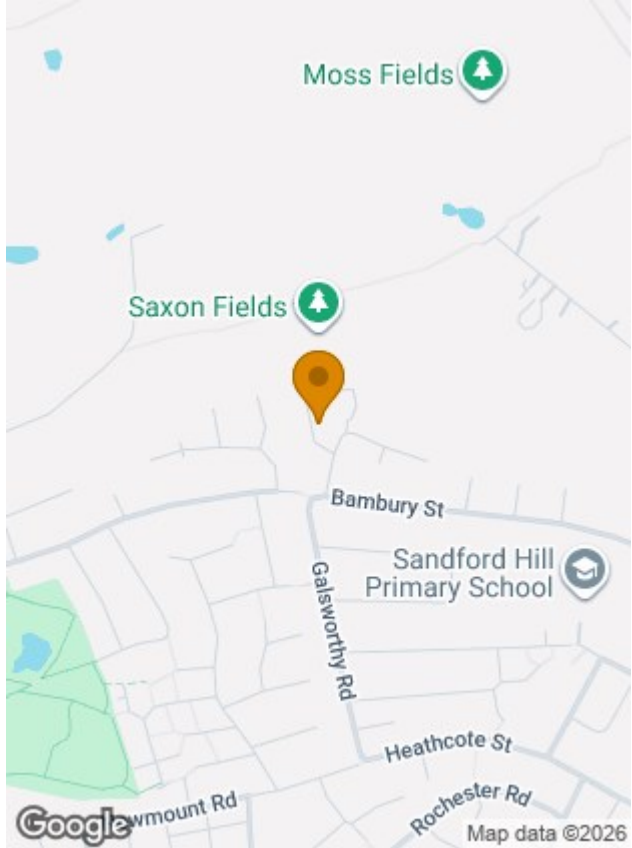
### LARGE DETACHED SINGLE GARAGE

Up and over door. Side door. Window.





| 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>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (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 - C



### 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)

**Austerberry**<sup>TM</sup>  
the best move you'll make