

# Austerberry<sup>TM</sup>

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Estate Agents

Letting and Management Specialists



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

£205,000

- 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.

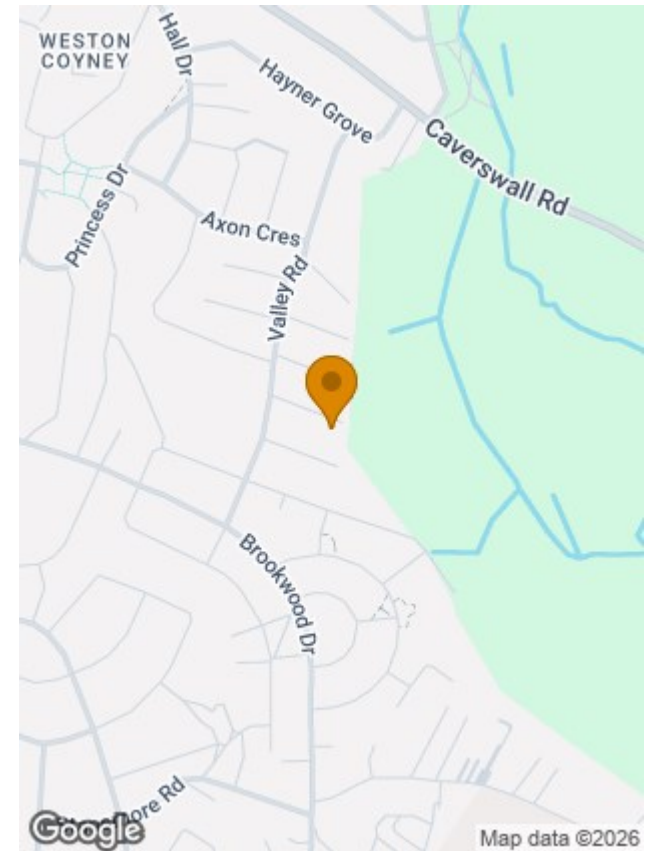
There is a low maintenance garden to the front of the property along with a block paved driveway which leads to the...

## DETACHED BRICK GARAGE





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 78        |
| (55-68) <b>D</b>                            | 61                      |           |
| (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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