Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



4 West View, Rough Close, Stoke-On-Trent, ST3 7PH

Offers In Excess Of

£190,000

- Great Location
- Open Outlook To The Front
- Combi Boiler
- GF Cloaks/Wc & FF Bathroom
- Three Bedrooms
- Two Reception Rooms
- Utility Room
- No Chain!

GREAT ROUGH CLOSE LOCATION + THREE BEDROOMS

Westview is a delightful place to live and this house has the benefit of an open outlook across a public green and vehicle access to the rear.

Heating is from a gas combi boiler and the ground floor accommodation benefits from two reception rooms as well as a kitchen, separate utility room and a ground floor WC.

On the first floor you'll find three three bedrooms and a family bathroom but it is the location of this property which makes it true really desirable!

Westview is off Windmill Hill within easy access of popular schools, Stone and the A50.

For more information call or e-mail us.





GROUND FLOOR

ENTRANCE HALL
UPVC double glazed front door and window with fitted roller blind. Radiator. Grey laminate flooring. Stairs leading to the first floor.

LIVING ROOM
12'3 x 10'10 (3.73m x 3.30m)
Grey laminate flooring. Double radiator. UPVC double glazed window with fitted roller blind. Gas fire.

SITTING ROOM
15'8 x 10'11 (4.78m x 3.33m)
Grey laminate flooring. Radiator. UPVC double glazed window. Feature fireplace with living flame effect electric fire.

KITCHEN
9'5 x 7'9 (2.87m x 2.36m)
Vinyl flooring. Two UPVC double glazed windows. Range of wall cupboards and base units with a pale green paint effect finish. Radiator. Part tiled walls. Cooker hood.

REAR HALL
Storage area. Door into the...

HALLWAY
Tiled floor. UPVC double glazed door and window to the front. UPVC double glazed double doors to the rear leading into the garden. Walk in under stairs storage cupboard.

UTILITY ROOM
8'1 x 5'7 (2.46m x 1.70m)
Base units and worktops. Plumbing for washing machine. UPVC double glazed window.

CLOAKS/WC
White low level wc. UPVC double glazed window. Wall mounted gas combi boiler.

FIRST FLOOR

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

BEDROOM ONE
12'3 x 10'11 (3.73m x 3.33m)
Fitted carpet. Double radiator. UPVC double glazed window.

BEDROOM TWO
10'11 x 9'9 (3.33m x 2.97m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE
8'11 x 7'10 (2.72m x 2.39m)
Fitted carpet. Radiator. Two UPVC double glazed windows, one with a fitted roller blind.

BATHROOM/WC
7'2 x 5'3 (2.18m x 1.60m)
Vinyl flooring. White suite consisting of a bath with shower over, wash basin and wc. Tiled walls. UPVC double glazed window. Radiator.

OUTSIDE
There's a delightful outlook from the front of the property towards a public green and a most pleasant front garden with two lawns and privet hedges to three sides, which lead to a paved patio.

To the rear of the house there is vehicle access leading into the paved driveway and there is a lawn and a timber shed.








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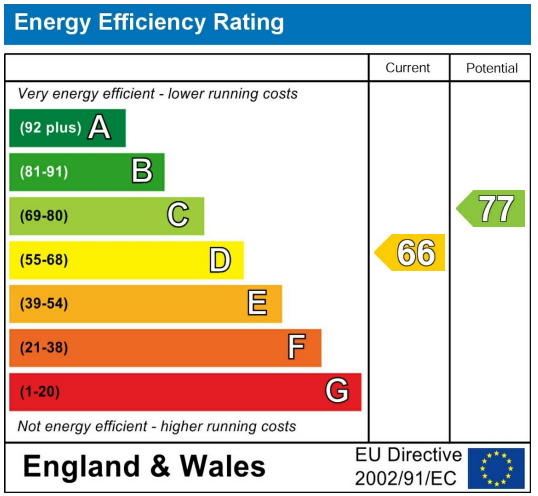

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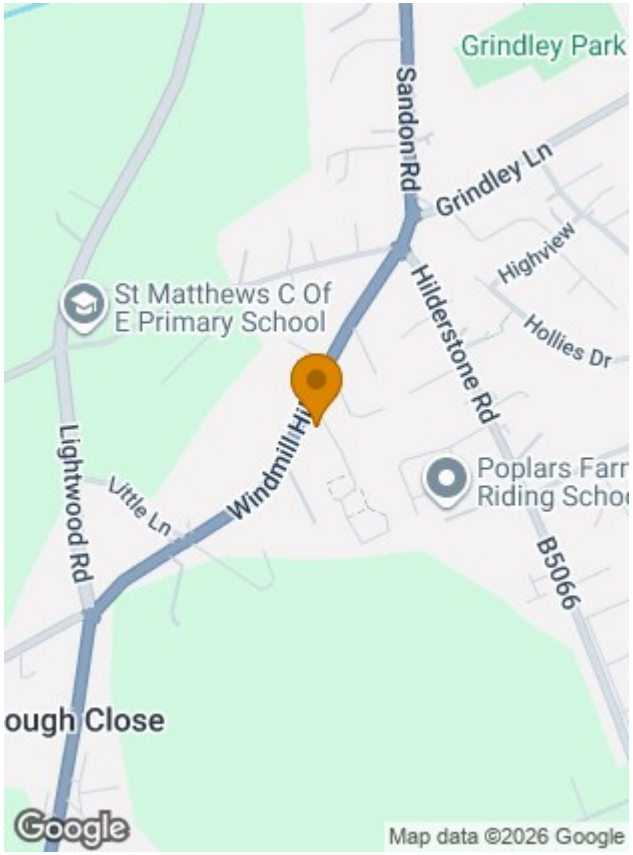

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
66
77
England & Wales
EU Directive 2002/91/EC


Grindley Park
Sandon Rd
Grindley Ln
Highview
Hollies Dr
St Matthews C Of E Primary School
Hilderstone Rd
Windmill Hi
Lightwood Rd
Little Ln
Poplars Farr
Riding Schoo
B5066
ough Close
Google
Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A





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

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