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the best move you'll make

Estate Agents

Letting and Management Specialists



41 Westonview Avenue, Adderley Green, Stoke on Trent, ST3
5DJ

£200,000

- Cul-De-Sac Location
- Modern Fitted Kitchen
- White Bathroom Suite
- Attractive Landscaped Rear Garden
- Lounge And Dining Rooms
- Three Bedrooms
- Off Road Parking
- Garage

A beautifully appointed three-bedroom family home with an excellent driveway, attached garage and superb landscaped garden, pleasantly positioned within the quiet cul-de-sac of Westonview Avenue.

There is so much to appreciate about this attractive and well-presented property. The ground floor features a bright and comfortable lounge with beautiful parquet flooring, leading through to a separate dining room overlooking the rear garden. The modern kitchen is finished with stylish gloss grey units and a range of integrated appliances. Upstairs are three well-proportioned bedrooms together with a family bathroom fitted with a white suite and shower over the bath.

Outside, the property continues to impress. A wide driveway provides excellent off-road parking and leads to the attached garage. To the rear is a particularly attractive landscaped garden arranged over three levels, incorporating a paved patio, lawn and a raised Indian stone barbecue and entertaining area – perfect for enjoying the warmer months with family and friends.

Further benefits include gas central heating from a combination boiler and UPVC double glazing throughout.

A comfortable, well-equipped family home with excellent parking and fantastic outdoor space in a peaceful cul-de-sac setting. Viewing is strongly recommended – contact Austerberry today to arrange your appointment!



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door and side window. Radiator. Herringbone style vinyl flooring. Stairs to the first floor.

LOUNGE

14'04 x 12'05 (4.37m x 3.78m)

Solid wood parquet flooring. UPVC double glazed window. Radiator. Feature fireplace with capped gas fire. Open arch into the...

DINING ROOM

8'07 x 8'06 (2.62m x 2.59m)

Solid wood parquet flooring. Radiator. UPVC double glazed patio doors.

KITCHEN

14'07 x 8'07 (4.45m x 2.62m)

Modern gloss grey range of fitted wall cupboards and base units with an integrated electric oven, grill, hob, fridge and freezer. Plumbing for washing machine. Grey laminate effect vinyl flooring. Spotlights. Tall radiator. UPVC double glazed window and external door. Cupboard containing the tumble dryer.

FIRST FLOOR

LANDING

Grey fitted stair and landing carpet. UPVC double glazed window. Access to the partially boarded loft.

BEDROOM ONE

11'04 x 10'08 (3.45m x 3.25m)

Beige fitted carpet. UPVC double glazed window. Radiator.

BEDROOM TWO

10'08 x 10'0 (3.25m x 3.05m)

Dark beige fitted carpet. UPVC double glazed window. Radiator.

BEDROOM THREE

6'08 x 5'11 (2.03m x 1.80m)

Grey fitted carpet. UPVC double glazed window. Radiator.

BATHROOM

7'08 x 6'08 (2.34m x 2.03m)

White suite consisting of a bath with shower and screen over, pedestal wash basin and wc. Part tiled walls. Grey tile effect laminate flooring. Chrome heated towel rail radiator. UPVC double glazed window. Spotlights. Cupboard containing the Worcester combi boiler.

OUTSIDE

There is a Large Tarmac driveway to the front of the property to accommodate at least two cars and a raised sleeper bed with planted shrubs.

To the rear of the property there is a landscaped garden on three levels - a paved lower patio area, raised lawn and planted borders and an Indian stone raised BBQ and seating area. There is also a timber garden shed, outside tap and power socket.

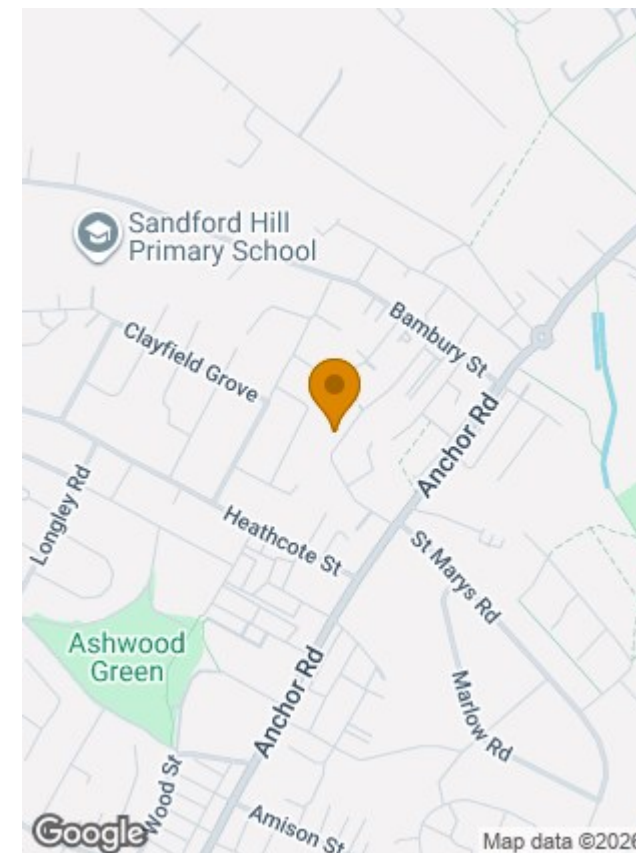
ATTACHED GARAGE

Up and over door. Light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

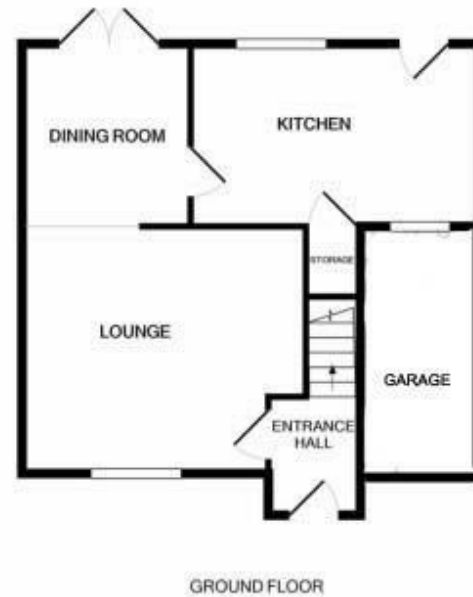
Tenure - Freehold

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

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