

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



3 Kemball Court Grove Road, Heron Cross, Stoke-On-Trent, ST4 3FH

£220,000

- Three Bedrooms
- Beautiful Fitted Kitchen & Dining Room
- En-Suite Shower Room
- Integral Wardrobes To All Bedrooms
- Recently Built
- GF Cloaks/Wc
- Modern White Bathroom Suite
- Block Paved Driveway

A modern three-bedroom semi-detached home that offers considerably more space than you might expect!

Built just five years ago, this impressive property combines contemporary styling with generous, well-planned accommodation and is ideal for modern family life.

An inviting entrance hall leads into a bright and comfortable lounge, while the real highlight downstairs is the beautiful Shaker-style kitchen and dining room complete with integrated appliances, an impressive large gas range, spotlighting and plenty of space for a dining table, this is a fantastic sociable space. Patio doors provide direct access to the rear garden, while a convenient ground floor WC completes the downstairs accommodation.

Upstairs are three generously proportioned bedrooms, all benefiting from integral wardrobes. The principal bedroom also enjoys its own en-suite shower room, adding an extra touch of convenience.

Outside, there is ample parking on the block-paved driveway to the front. To the rear is an enclosed and manageable garden with a lawn, paved patio, outside tap and exterior lighting – ideal for relaxing and entertaining without demanding too much maintenance.

We think you'll be pleasantly surprised by just how much space this superb modern home has to offer. Contact us today to arrange your viewing!



## GROUND FLOOR

### ENTRANCE HALL

Double glazed composite front door. Fitted floor mat. Radiator. Stairs to the first floor.

### LOUNGE

15'10 x 11'05 (4.83m x 3.48m)

Fitted carpet. UPVC double glazed window. Two radiators. Understairs storage cupboard. Neutral decoration.

### KITCHEN WITH DINING SPACE

14'07 x 14'04 (4.45m x 4.37m)

Modern grey shaker style wall cupboards and base units with integrated appliances including fridge freezer, dishwasher and washing machine. Freestanding gas range cooker. Lighting below the units. Laminate flooring. UPVC double glazed window and patio doors. Spotlights. Radiator. Gas combi boiler in wall unit.

### CLOAKS/ WC

WC and wash basin with a vanity unit. UPVC double glazed window. Radiator. Laminate flooring.

### FIRST FLOOR

### LANDING

Grey fitted stair and landing carpet. UPVC double glazed window. Radiator. Storage cupboard. Access to the loft.

## MASTER BEDROOM

11'05 x 9'03 (3.48m x 2.82m)

Grey fitted carpet. UPVC double glazed window. Radiator. Large integral wardrobe with hanging rail.

## EN-SUITE SHOWER ROOM

5'07 x 5'01 (1.70m x 1.55m)

White suite with walk-in corner shower, wc and pedestal wash basin. Chrome heated towel rail radiator. UPVC double glazed window. Tile effect laminate flooring. Spotlights.

## BEDROOM TWO

9'01 x 8'03 (2.77m x 2.51m)

Grey fitted carpet. UPVC double glazed window. Radiator. Large integral wardrobe.

## BEDROOM THREE

10'08 x 6'01 (3.25m x 1.85m)

Grey fitted carpet. UPVC double glazed window. Radiator. Integral single wardrobe.

## FAMILY BATHROOM

7'01 x 5'03 (2.16m x 1.60m)

Modern white suite with P shaped bath with shower and screen over, wc and wash basin within a vanity unit. Tile effect laminate flooring. Chrome heated towel rail radiator.

## OUTSIDE

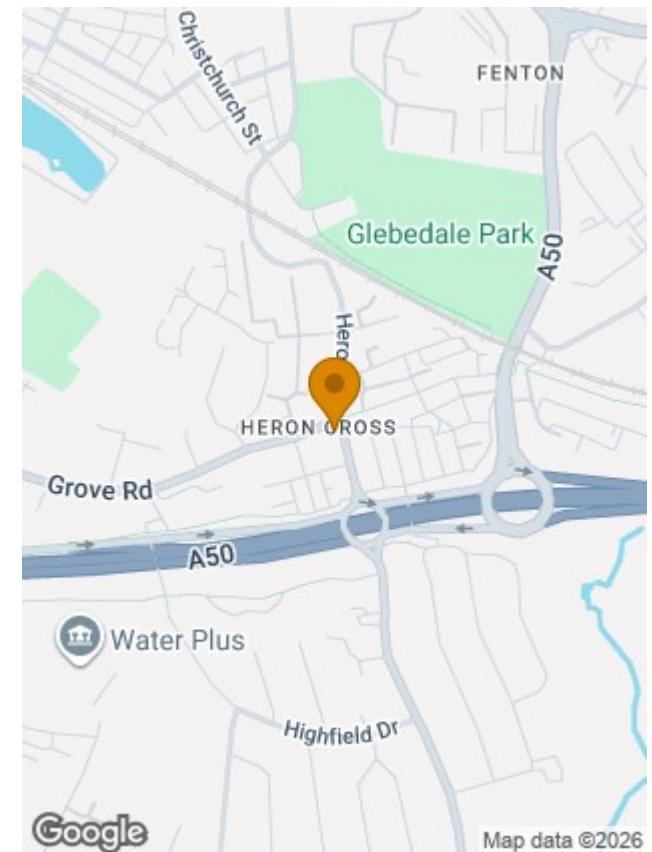
There is a wide block paved driveway to the front of the property.

The enclosed rear garden has a paved patio and lawns with an outside tap and lighting.





| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             | <b>96</b> |
| (81-91) <b>B</b>                            | <b>84</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

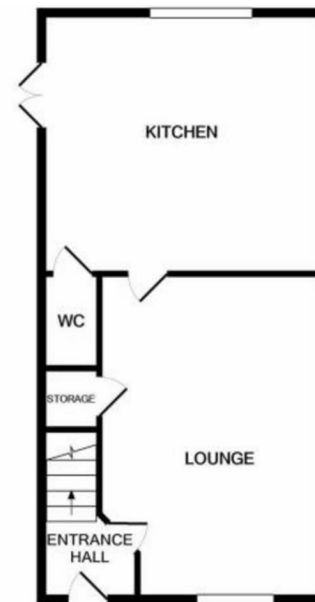
Tenure - Freehold

Council Tax Band - B

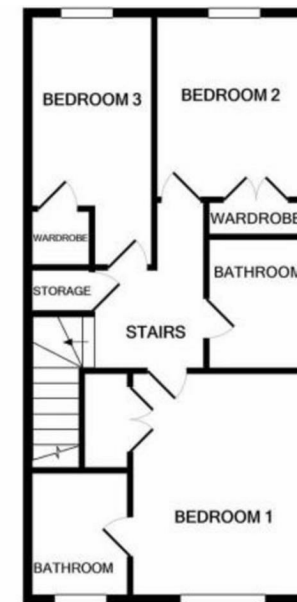


### PLEASE NOTE

- \* 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.



GROUND FLOOR



1ST FLOOR

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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