

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



112 Lansbury Grove, Meir, Stoke-On-Trent, ST3 6LA

£250,000

- Five/Six Bedrooms
- Five Double Bedrooms & Potential GF Bedroom
- FF Family Bathroom & Shower Room
- Timber Shed/Summer house
- Unique Unrivalled Accommodation
- GF Shower Room
- Parking For Several Vehicles
- Large Covered Pergola

WITH FIVE, POTENTIALLY SIX BEDROOMS!

Exceptional and flexible family sized accommodation is on offer here at 112 Lansbury Grove!

This semi-detached house has a two storey extension to the side as well as to the rear and the accommodation that it offers is truly exceptional and unique with the benefit of five double first floor bedrooms and a family bathroom and shower room.

The ground floor features a separate lounge and dining room, kitchen and a potential 6th bedroom or study in addition to a shower room. Heating throughout the property is from a gas boiler with pressurised heating/water system. there is UPVC double glazing throughout and as well as plenty of parking space at the front of the property for several vehicles there are wide open unobstructed rural views.

For more information call or e-mail us.



GROUND FLOOR

PORCH

RECEPTION HALL

9'2 x 8'11 (2.79m x 2.72m)

UPVC double glazed front door. Tiled flooring. Radiator. Concealed gas central heating boiler for the pressurised heating/water system.

KITCHEN

8'9 x 8'2 (2.67m x 2.49m)

Tiled flooring. Plumbing for washing machine and a dishwasher. Cooker hood. Belfast sink. UPVC double glazed window.

LOUNGE

21'11 x 13'8 (6.68m x 4.17m)

Fitted carpet. UPVC double glazed bay window to the front of the room and UPVC double glazed window to the rear. Two radiators with decorative covers. Log burner stove. Stone feature fireplace.

DINING ROOM

12'6 x 12'4 (3.81m x 3.76m)

Fitted carpet. Radiator. UPVC double glazed double doors leading into the garden.

INNER HALL

Fitted carpet.

STUDY/POTENTIAL BEDROOM SIX

9'1 + recess x 8'2 (2.77m + recess x 2.49m)

Fitted carpet. Radiator. UPVC double glazed window.

SHOWER ROOM

8'1 x 4'0 (2.46m x 1.22m)

Laminated flooring and tiled walls. White suite consisting of a wash basin, low level wc and room width shower. Centrally heated towel rail radiator. Extractor.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Airing cupboard with hot water cylinder.

BEDROOM ONE

13'9 x 10'5 (4.19m x 3.18m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

12'6 max x 11'2 (3.81m max x 3.40m)

Fitted carpet. Radiator. UPVC double glazed window.

FAMILY BATHROOM

8'1 x 6'3 (2.46m x 1.91m)

Tile effect vinyl flooring. Tiled walls. White suite consisting of a panelled bath with shower over, low level wc and a wash basin within a fitted unit. Stainless steel towel rail radiator. UPVC double glazed window. Two fitted mirrors.

SHOWER ROOM

Wide shower compartment, wash basin and wc within fitted units. UPVC double glazed window. Tile effect vinyl flooring. Panelled walls.

BEDROOM THREE

10'3 x 9'5 + recess (3.12m x 2.87m + recess)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM FOUR

13'4 x 8'2 (4.06m x 2.49m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM FIVE

13'4 max x 8'2 (4.06m max x 2.49m)

Fitted carpet. Radiator. UPVC double glazed window.

OUTSIDE

To the front of the house is a wide block paved driveway, an additional parking area and there is also an external power socket. From the front of the property there are exceptional open rural views.

To the rear you'll find an external power socket and a paved patio area. There is also a large timber shed/summerhouse and a...

LARGE COVERED PERGOLA

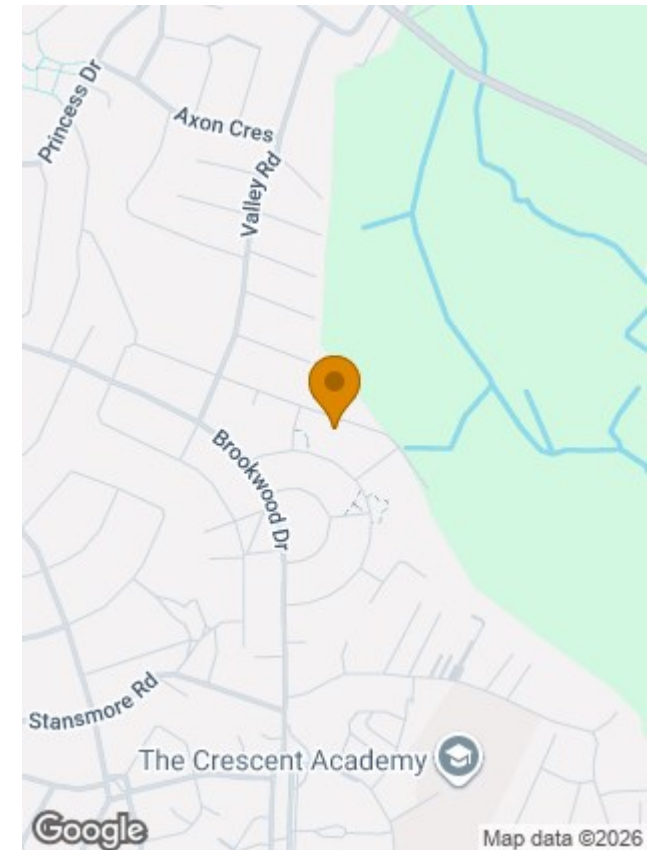
19'0 x 13'0 approx (5.79m x 3.96m approx)

With an artificial lawn base and electrics.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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

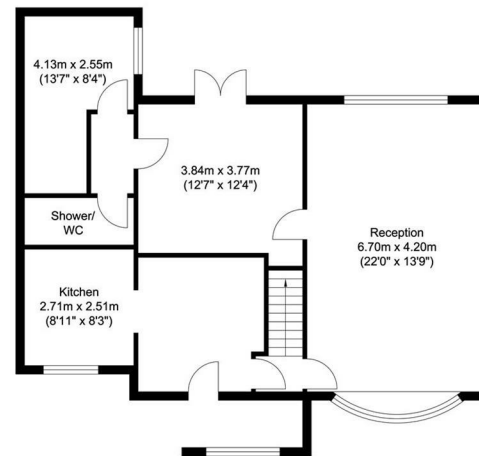
Tenure - Freehold

Council Tax Band - A

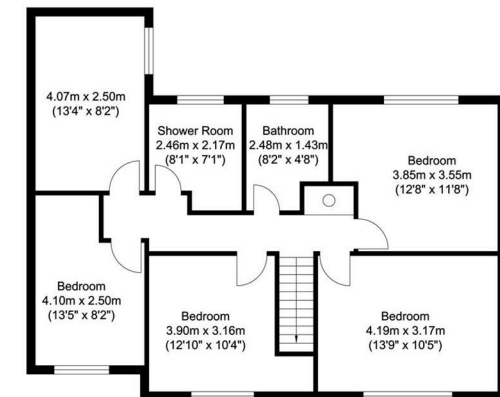


PLEASE NOTE

- * 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 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



First Floor

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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