

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



14 Applewood Crescent, Catchems Corner, Stoke-On-Trent, ST3 6HQ

Offers In The Region Of

£235,000

- A Refurbished Family-Sized Home
- New Fully Fitted Kitchen
- Spacious Rear Garden
- New Combi Boiler
- New Windows and Doors
- Three Bedrooms
- New White Bathroom Suite
- Detached Garage
- New Roof
- Full Re-Wire

A Refurbished Family-Sized Home on Applewood Crescent

Welcome to this beautifully modernised three bedroom semi-detached home, perfectly blending traditional charm with contemporary style. Situated on a generous plot, this fully refurbished property is ready to move into — just bring your furniture!

Step inside to a bright and welcoming entrance hall, leading to a comfortable lounge featuring a stylish feature wall and charming bay window. The brand new kitchen boasts sleek grey units, a breakfast bar, and an integrated electric oven and hob — ideal for both everyday living and entertaining.

Upstairs, the three attractive bedrooms offer thoughtful design, with the master bedroom showcasing bespoke built-in storage beneath the bay window. The modern shower room is fitted with a large walk-in shower and elegant tiled walls.

Outside, enjoy a South/South-West facing garden, complete with a stunning Indian stone patio, newly laid gravel driveway, and a detached garage — perfect for outdoor relaxation and practical living.

Additional upgrades include a new roof, new combi boiler and heating system, and full re-wiring — giving you peace of mind and comfort from day one.

Don't miss this move-in ready home that ticks every box — early viewing is highly recommended!
For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Brand new composite front door. Fitted floor mat and carpet. Radiator. Stairs to the first floor.

SPACIOUS LIVING ROOM

13'0 x 12'8 (3.96m x 3.86m)

Grey fitted carpet. UPVC double glazed bay window. Feature painted wall. Radiator. Glass double doors leading into the...

KITCHEN

19'1 x 8'0 (5.82m x 2.44m)

Brand new range of wall cupboards and base units in gloss grey with integrated electric oven, hob and extractor hood. Two UPVC double glazed windows. UPVC double glazed external door. Radiator. Plumbing for washing machine. Space for tall fridge freezer. Breakfast bar. Spotlights. Under stairs storage cupboard with new gas combi boiler.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window. Useful storage cupboard.

BEDROOM ONE

11'0 x 10'10 (3.35m x 3.30m)

Grey fitted carpet. Large UPVC double glazed bay window. Radiator. Bespoke fitted storage drawers. Feature wall. Integral wardrobes.

BEDROOM TWO

12'2 x 8'5 (3.71m x 2.57m)

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

BEDROOM THREE

7'10 x 6'6 (2.39m x 1.98m)

Grey fitted carpet. UPVC double glazed window. Radiator. Freshly decorated.

MODERN SHOWER ROOM

6'6 x 5'6 (1.98m x 1.68m)

Brand new white suite consisting of a large walk in shower with tiled walls and a glass screen, pedestal wash basin and wc. Chrome heated towel rail. Tile effect vinyl flooring. UPVC double glazed window. Spotlights. Extractor fan.


OUTSIDE

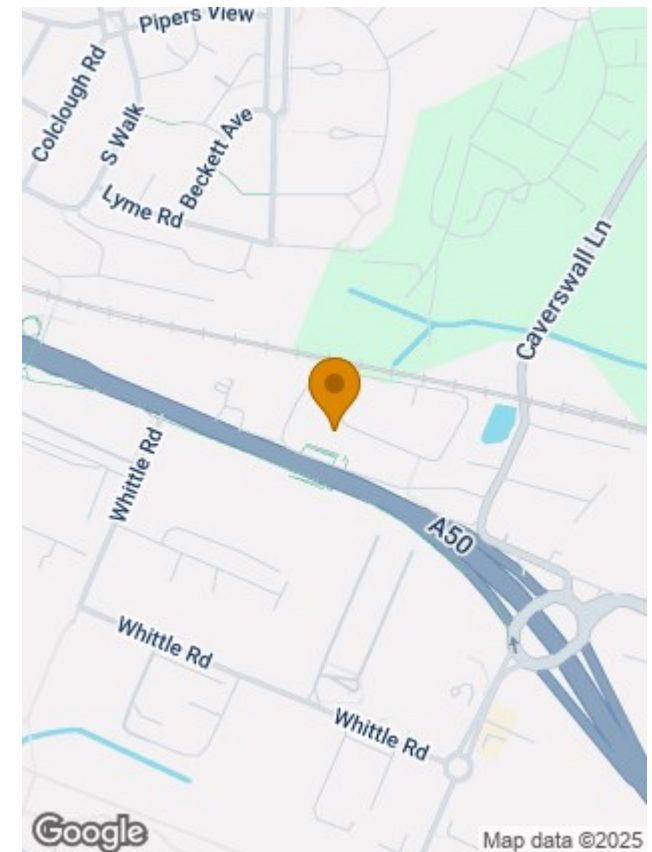
To the rear there is a large South facing garden with an Indian Stone patio. There's a lawn and planted shrubs to the front of the property and a new gravelled driveway which leads to the...

DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

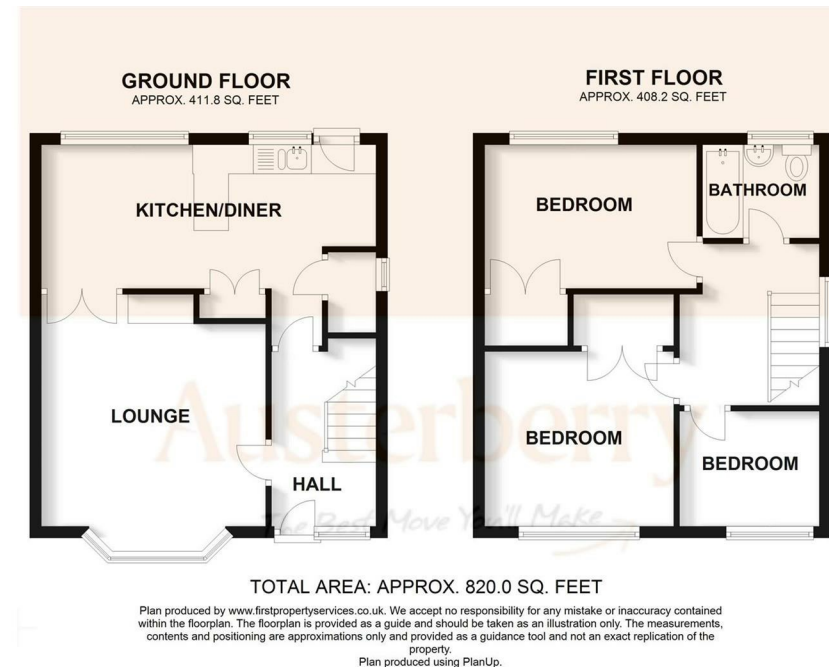
Tenure - Freehold

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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