

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



13 Grove Avenue, Heron Cross, Stoke-On-Trent, ST4 3BA

£235,000

- Refurbished Property
- Impeccable Standard Throughout!
- New White Bathroom Suite
- UPVC Double Glazing & Combi Boiler
- Three Bedrooms
- New Fitted Kitchen
- Extensive Off Road Parking
- Convenient Location

A truly stunning three-bedroom semi-detached home, ideally positioned on the ever-popular Grove Avenue in Heron Cross. Having undergone an exceptional programme of refurbishment and modernisation, this property has been transformed into a stylish, turn-key home finished to an impeccable standard throughout!

From the moment you step inside, the property impresses with its beautiful décor and high-quality finishes, offering a perfect blend of contemporary design and comfortable living. The heart of the home is the superb, brand new kitchen, thoughtfully designed with both elegance and practicality in mind, complete with patio doors opening onto the rear garden—ideal for entertaining and seamless indoor-outdoor living. The newly installed bathroom is equally impressive, finished with modern fittings and a sleek, sophisticated feel.

The accommodation is well-proportioned and perfectly suited to families, first-time buyers, or those looking to simply move straight in without the need for any further work.

Externally, the property continues to excel, boasting extensive off-road parking for multiple vehicle -an increasingly rare and highly sought-after feature.

Located in a convenient and well-established residential area, the home offers excellent access to local amenities, reputable schools, and transport links, making it as practical as it is desirable.

This is a standout property that must be viewed to be fully appreciated. Early viewing is strongly advised!



GROUND FLOOR

ENTRANCE HALL

New composite front door. Laminate flooring. Feature radiator. Store cupboard. Cupboard containing the Worcester combi boiler.

LIVING ROOM

12'9 max x 12'0 max (3.89m max x 3.66m max)
New fitted carpet. Radiator. UPVC double glazed window.

KITCHEN

18'5 max x 10'7 max (5.61m max x 3.23m max)
Laminate flooring. Vertical radiator. New range of wall cupboards and base units with integrated electric oven and hob. UPVC double glazed window. UPVC double glazed patio doors into the garden.

UTILITY

6'1 x 3'9 (1.85m x 1.14m)
Laminate flooring. Plumbing for washing machine. UPVC double glazed window.

FIRST FLOOR

LANDING

UPVC double glazed window. Access to the loft.

BEDROOM ONE

11'7 x 10'9 (3.53m x 3.28m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

13'4 max x 10'0 (4.06m max x 3.05m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

8'1 max x 7'3 max (2.46m max x 2.21m max)
Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

7'4 x 6'6 (2.24m x 1.98m)
Laminate flooring. Radiator. UPVC double glazed window. Bath with shower over, wash basin in vanity unit and wc.

OUTSIDE

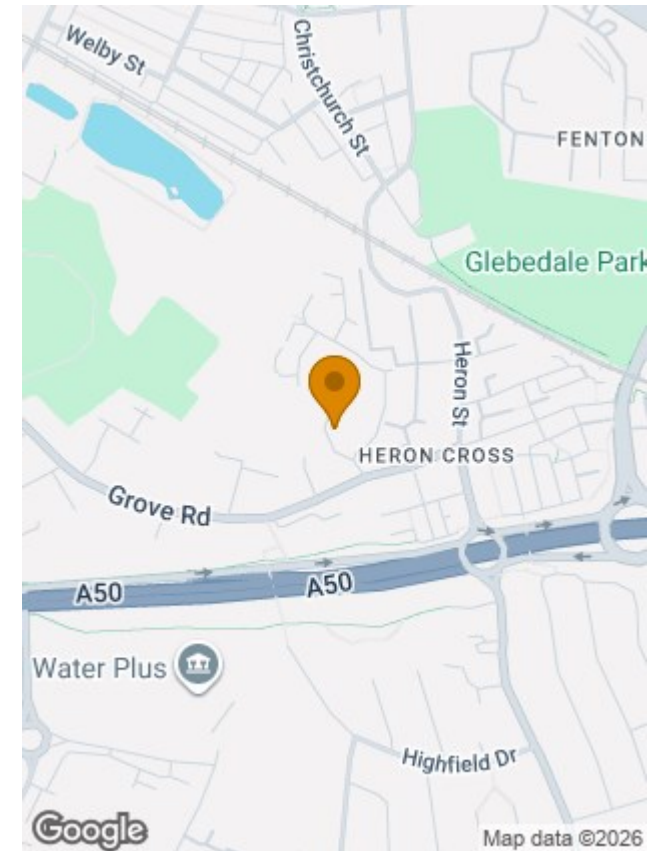
There is extensive off road parking area consisting of a tarmac surfaced driveway area to the side of the property and ice gravel to the front.

To the rear is a porcelain tiled patio area, lawn and raised borders with stylish railway sleepers.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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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