

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



7 Bromsgrove Place, Longton, Stoke-On-Trent, ST3 2RT

£115,000

- An End Town House
- Excellent Potential
- UPVC Double Glazing & Combi Boiler
- Cosmetic Refurbishment Required
- Three Bedrooms
- New Roof
- Generous Living Space
- No Chain!

A three-bedroom end townhouse situated in the established residential location of Bromsgrove Place, offering excellent potential for purchasers seeking a renovation project.

The property benefits from a recently installed new roof, together with uPVC double glazing throughout and gas central heating provided by a combination boiler. While these improvements offer a solid foundation, the accommodation is in need of comprehensive cosmetic refurbishment throughout, presenting an ideal opportunity for investors, developers, or buyers looking to create a home to their own specification.

The accommodation provides generous living space and comprises a lounge, kitchen, three bedrooms, and a family bathroom. Externally, the property enjoys the advantages associated with an end townhouse position.

Conveniently located for local amenities, schools, and transport links, this property offers significant scope to add value and should be viewed to fully appreciate its potential.

This property is being sold with no onward chain! For further information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Fitted carpet. Radiator. Composite front door. Stairs to the first floor.

LIVING ROOM

Fitted carpet. Radiator. Two UPVC double glazed windows

REAR HALL

Timber internal rear door. Composite external rear door. Store cupboard. Tiled floor. Wc.

KITCHEN

18'3 x 8'4 (5.56m x 2.54m)

Two UPVC double glazed windows. Part carpet/part tiled flooring. Radiator. Kitchen units.

FIRST FLOOR

LANDING

Fitted carpet. Access to the loft. Store cupboard containing the Vailant combi boiler.

BEDROOM ONE

15'4 x 11'9 (4.67m x 3.58m)

Fitted carpet. Radiator. Two UPVC double glazed windows.

BEDROOM TWO

12'2 x 8'4 (3.71m x 2.54m)

Fitted carpet. Radiator. UPVC double glazed window. Store cupboard.

BEDROOM THREE

9'3 x 6'4 (2.82m x 1.93m)

Fitted carpet. Radiator. UPVC double glazed window. Store cupboard.

BATHROOM

8'06 max, 4'11 min x 6'01 max, 2'11 min (2.44m1.83m max, 1.22m3.35m min x 1.83m0.30m max, 0)

Fitted carpet. Radiator. UPVC double glazed window. Bath, wash basin and wc.

OUTSIDE

The front has an open frontage with grass lawns and a path and there is an enclosed rear yard.





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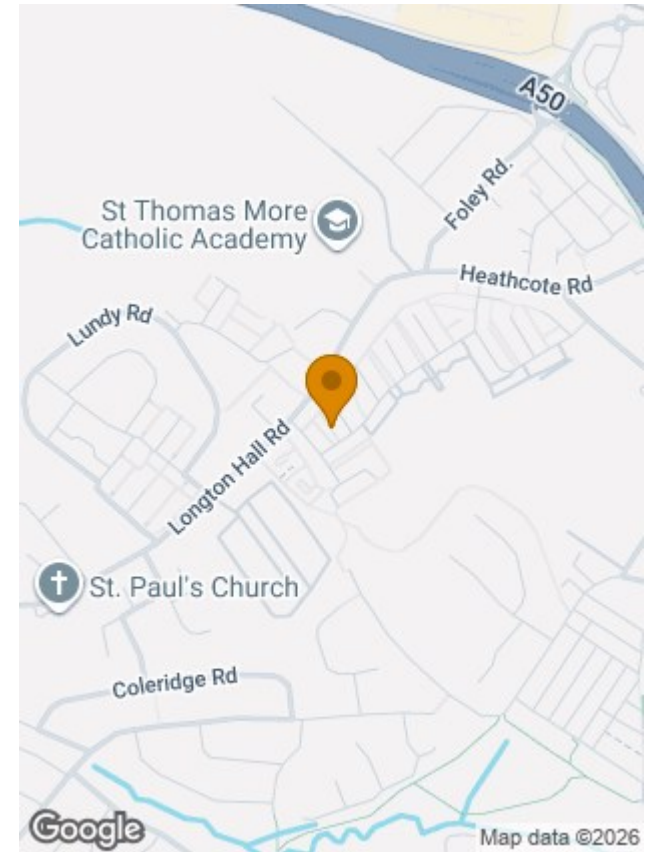


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

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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