

# Austerberry™

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Estate Agents

Letting and Management Specialists



1 Marshall Lane, Blythe Bridge,, Stoke on Trent, ST11 9FH

£350,000

- 5 Bedroom Detached Home
- Generous Master Bedroom With Juliet Balcony
- Stylish Family Bathroom
- Driveway & Garage
- Three Spacious Storeys
- Kitchen- Diner With Integrated Appliances
- South Facing Garden
- Situated In The Popular Blythe Fields Community

This impressive five-bedroom detached home, located on the sought-after Blythe Fields development, offers contemporary family living across three spacious storeys. Designed with modern lifestyles in mind, the property combines style, comfort and practicality throughout.

The ground floor features a bright kitchen-diner with modern fitted units, integrated appliances and ample space for entertaining. A separate living room provides a welcoming space to relax, while a convenient downstairs cloakroom completes the ground floor layout.

The first floor offers three well-proportioned bedrooms, including the generous master bedroom which benefits from a Juliet balcony and an ensuite shower room. Two additional bedrooms are served by a stylish family bathroom, providing excellent accommodation for family members or guests.

The second floor comprises two further spacious bedrooms and an additional bathroom, offering flexibility for use as guest rooms, a home office or teenage retreat.

Externally, the property enjoys a south facing rear garden ideal for outdoor dining and relaxation, along with driveway parking and a garage.

Situated within the popular Blythe Fields community, Marshall Lane enjoys excellent access to local amenities, reputable schools, and major transport links, making it an ideal choice for growing families and professionals!

For more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

Composite front door and UPVC double glazed windows. Fitted mat and laminate flooring. Radiator. Stairs leading to the first floor.

### CLOAKROOM/WC

5'9 x 3'5 (1.75m x 1.04m)

Grey laminate look vinyl flooring. Radiator. White suite consisting of a low level wc and pedestal wash basin. Radiator. Extractor.

### LOUNGE

17'0 x 10'1 (5.18m x 3.07m)

Fitted carpet. Two radiators. Three UPVC double glazed windows with white colonial style blinds.

### KITCHEN WITH DINING AREA

17'0 x 9'2 (5.18m x 2.79m)

Grey laminate look vinyl flooring. Excellent range of wall cupboards and base units with a grey high gloss finish together with integrated Zanussi gas hob, stainless steel hood and eye level double oven, fridge freezer and dishwasher. Logic gas central heating boiler. Spotlights. Concealed lighting beneath the wall cupboards. Radiator. UPVC double glazed window to the front of the room with white colonial style blinds. UPVC double glazed double doors with fitted vertical blinds to the side of the room leading out into the South facing garden. Utility cupboard with shelving, work surface and plumbing for washing machine together with space for dryer.

## FIRST FLOOR

### LANDING

Stair and landing carpets. Airing/storage cupboard with hot water cylinder.

### MASTER BEDROOM

Fitted carpet. Radiator. Juliette balcony with UPVC double glazed double doors with fitted vertical blinds. Large double built in wardrobes.

### EN-SUITE SHOWER ROOM

9'0 x 4'6 (2.74m x 1.37m)

Grey tile effect vinyl flooring. White suite consisting of pedestal wash basin, low level wc and large walk in tiled shower. Radiator. Extractor. UPVC double glazed window with fitted venetian blind. Spotlights.

### BEDROOM TWO

Fitted carpet. Radiator. UPVC double glazed window with white colonial style blinds. Fitted wardrobes with mirrored sliding doors.

### BEDROOM THREE

6'11 x 6'10 (2.11m x 2.08m)

Fitted carpet. Radiator. Two UPVC double glazed windows with white colonial style blinds.

## FAMILY BATHROOM

7'2 x 6'2 (2.18m x 1.88m)

Grey tile effect vinyl flooring. Part tiled walls. White suite consisting of a panelled bath with shower fitting, pedestal wash basin and low level wc. UPVC double glazed window with fitted venetian blind. Radiator. Extractor. Spotlights.

## SECOND FLOOR

### LANDING

Fitted stair and landing carpets.

### BEDROOM

17'1 x 9'1 (5.21m x 2.77m)

Fitted carper. Radiator. Fitted wardrobes and dressing table unit. UPVC double glazed window with fitted venetian blind to the front of the room and velux window to the rear.

### BATHROOM/WC

7'1 x 5'11 (2.16m x 1.80m)

Grey tile effect vinyl flooring. White suite consisting of a panelled bath with shower over, pedestal wash basin and low level wc. Radiator. Spotlights. White velux window. Part tiled walls.

### BEDROOM/SITTING ROOM

17'0 x 10'2 (5.18m x 3.10m)

Fitted carpet. Radiator. UPVC double glazed window with white venetian blinds to the front of the room. White velux window to the rear. Fitted wardrobes and dressing table.

## OUTSIDE

To the front of the property there is a small lawn area. At the side of the property there is a compact suntrap low maintenance paved garden.

The approach to this house is to the rear rather than Levison Street which is the entrance to the Blythe Fields Development.

A block paved roadway leads to a block paved parking area for two cars and a block paved driveway with additional parking space for vehicles and to the...

## SEMI-DETACHED BRICK AND TILE GARAGE

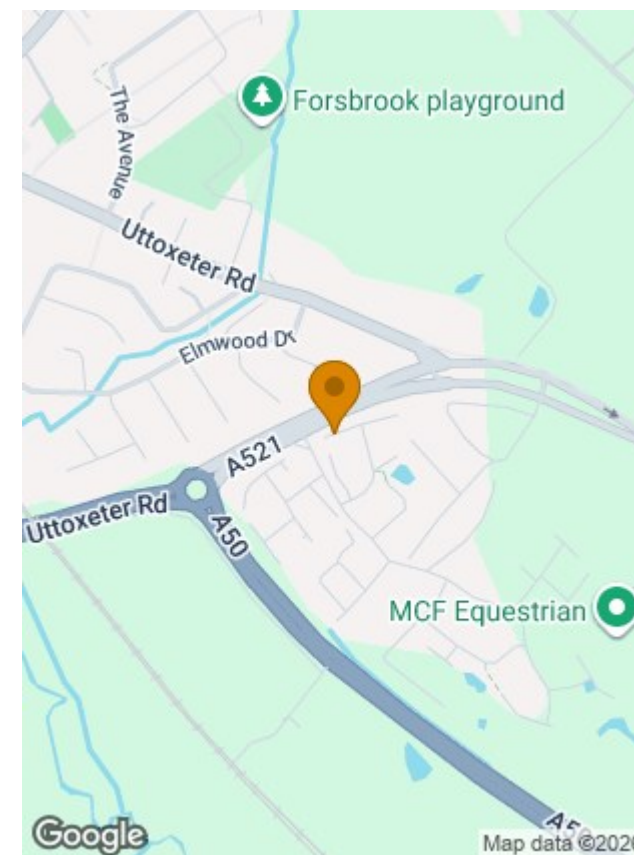
Up and over door.





## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>95</b> |
| (81-91) <b>B</b>                            | <b>86</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<br>2002/91/EC |           |



## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - E



### 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](mailto:enquiries@austerberry.co.uk)

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