

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



12 Warsill Grove, Meir Hay, Stoke-On-Trent, ST3 1TE

£180,000

- Cul-De-Sac Position
- Three Bedrooms
- UPVC double Glazing & Gas Central Heating
- Brick Garage
- No Chain!
- A Double Glazed Conservatory
- Lounge And Dining Room
- Block Paved Drive

THREE BEDROOMS AND A CUL-DE-SAC LOCATION!

View this semi-detached house and you will soon appreciate that it stands in a really nice cul-de-sac position and has massive potential.

Feature include three bedrooms, a double glazed conservatory, brick garage, block paved drive, UPVC double glazing and a combi boiler for gas central heating.

The house is being sold with no onward chain and really does represent a great opportunity!

For more information call or e-mail us.



GROUND FLOOR

PORCH

UPVC double glazed external door and windows, one with fitted vertical blinds. Tiled floor.

ENTRANCE HALL

Tiled floor. Radiator. UPVC double glazed front door.

LOUNGE

14'8 x 11'4 (4.47m x 3.45m)

Fitted carpet. Radiator. UPVC double glazed bow window with fitted vertical blinds. Feature fireplace with living flame effect electric fire. Open archway leading into the...

DINING ROOM

9'4 x 6'10 (2.84m x 2.08m)

Fitted carpet. Radiator. Double glazed patio doors with fitted vertical blinds leading into the...

CONSERVATORY

10'2 x 6'11 (3.10m x 2.11m)

Tiled floor. UPVC double glazed windows and external door, all with fitted roller blinds. Radiator.

KITCHEN

9'4 x 7'5 (2.84m x 2.26m)

Vinyl flooring. Range of white painted wall cupboards and base units. Plumbing for washing machine. Part tiled walls. Under stairs storage cupboard. UPVC double glazed window with fitted roller blind.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. UPVC double glazed window. Access to the loft.

BEDROOM ONE

14'0 x 8'3 (4.27m x 2.51m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BEDROOM TWO

10'1 x 8'3 (3.07m x 2.51m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BEDROOM THREE

10'9 max, 6'4 min x 6'0 (3.28m max, 1.93m min x 1.83m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Storage cupboard with Vaillant gas combi boiler. Fitted shelving.

SHOWER ROOM

6'1 x 6'0 (1.85m x 1.83m)

Coloured suite consisting of a low level wc, wash basin within a unit and a walk in corner shower. UPVC double glazed window. Part tiled and part panelled walls.

OUTSIDE

In the rear garden is a timber shed, terraced garden featuring a lawn, paved patio areas and mature shrubs.

To the front of the house behind ornamental walling and railings is a lawned garden with a mature hedge and shrubs whilst double gates lead into the block paved driveway and to the...

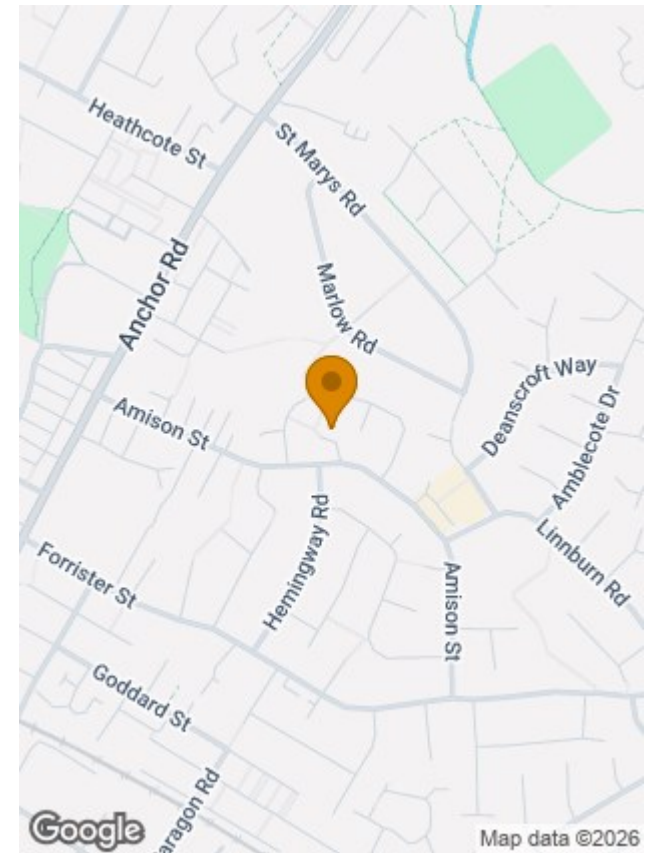
ATTACHED BRICK GARAGE

Up and over door. Rear door. Light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(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

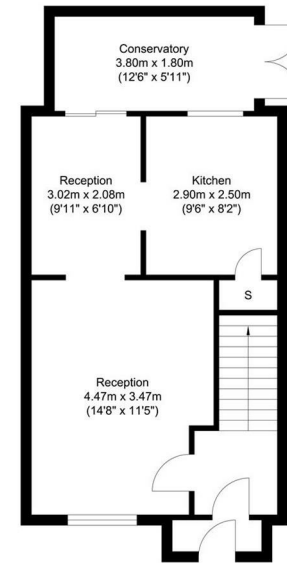
Tenure - Freehold

Council Tax Band - B

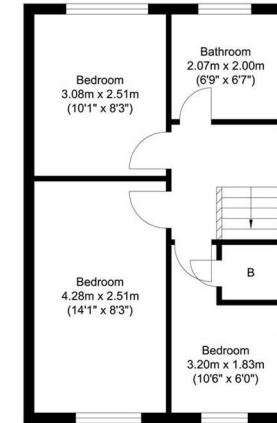


PLEASE NOTE

- * 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.



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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