

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



94 Clayfield Grove West, Saxonfields, Stoke-On-Trent, ST3  
5SQ

Offers In Excess Of  
**£180,000**



- Watch Our Online Video Tour!
- Convenient Location
- Delightful Rear Garden
- Combi Boiler
- Three Good Bedrooms
- Plenty Of Parking Space
- Open Plan Kitchen And Dining Area
- White Bathroom Suite

## THREE GOOD BEDROOMS, DELIGHTFUL GARDEN AND PLENTY OF PARKING!

The contemporary external appearance of this semi-detached house and the impressive amount of off-road parking space is matched by the excellent well-proportioned family-sized accommodation.

All three bedrooms at this house are of a really sensible size whilst on the ground floor you'll find a large lounge and an open plan kitchen with dining area from which double doors open out into the garden.

Heating is from a gas combi boiler, the windows are UPVC double glazed units and the house is perfectly positioned conveniently close to local schools and neighborhood shops.

See our online virtual tour and for more information please contact us.





## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed window and UPVC front door. Grey laminate flooring. Stairs to the first floor. Door leading into the...

### LOUNGE

15'10 x 11'0 (4.83m x 3.35m)

Grey laminate flooring. Double radiator. Two UPVC double glazed windows with fitted venetian blinds. Elegant feature fireplace and living flame gas fire.

### OPEN PLAN KITCHEN WITH DINING AREA

15'10 x 10'10 (4.83m x 3.30m)

Grey laminate look vinyl flooring. Range of dark grey wall cupboards and base units with a high gloss finish together with matching island unit/breakfast bar with integrated gas hob, cooker hood and under oven. Plumbing for washing machine. Space for dryer and fridge freezer. Concealed Main gas combi boiler. Walk in under stairs store. UPVC double glazed window with fitted roller blind. Radiator. UPVC double glazed doors leading out onto the patio.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Radiator. Access to the loft.

## BEDROOM ONE

11'0 + alcove x 8'7 + alcove (3.35m + alcove x 2.62m + alcove)  
Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM TWO

11'1 + alcove x 8'1 + alcove (3.38m + alcove x 2.46m + alcove)  
Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM THREE

7'8 x 7'5 (2.34m x 2.26m)

Grey laminate flooring. Radiator. UPVC double glazed window.

## BATHROOM

7'10 x 6'11 (2.39m x 2.11m)

Grey laminate look vinyl flooring. White suite featuring a shaped bath with rain head shower and screen over, low level wc and corner basin. Part tiled walls. UPVC double glazed window with fitted roller blind.

## OUTSIDE

There's a wide golden gravelled driveway at the front of the property and a paved drive at the side leads to a fully enclosed and pleasant rear garden with a paved patio area which is partly covered and provides a delightful seating/barbecue area. There is also a lawn, raised decking, shed, outside tap and a summer house.







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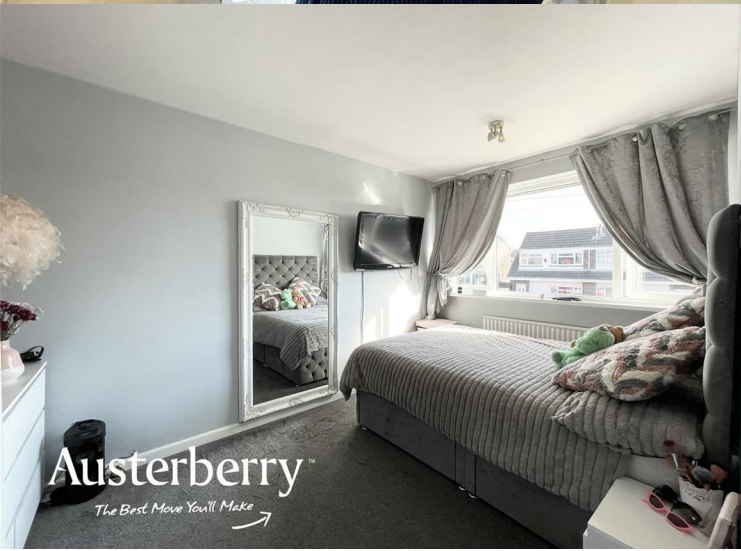
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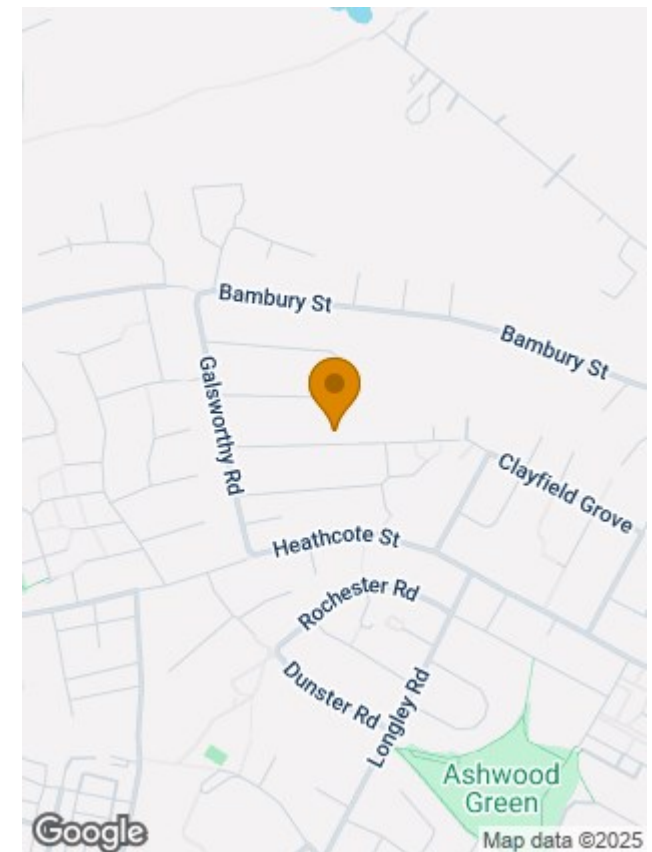


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 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](mailto:enquiries@austerberry.co.uk)

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