

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



3 Plainfield Grove, Bentilee, Stoke-On-Trent, ST2 0RP

£120,000

- Two Bedrooms...
- Bathroom And Separate Wc
- Utility Room
- Plenty Of Potential
- Potential For A Third Bedroom
- Practical Kitchen
- Convenient Location
- No Chain!

This two-bedroom semi-detached house is situated in the established Plainfield Grove area of Bentilee, offering a well-cared-for home with plenty of potential.

The property features comfortable living accommodation, a practical kitchen, two good-sized bedrooms with scope to convert into a three bed property and a bathroom adjacent to a separate WC.

While retaining a traditional style, the house has been well looked after over the years, providing an excellent canvas for someone looking to personalise and modernise to their own taste.

Plainfield Grove benefits from a convenient location close to local amenities, schools, and transport links, making this property an ideal choice for first-time buyers or those seeking a practical family home.

The property is offered for sale with no onward chain!

Viewings are available, please call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

Composite front door. Fitted carpet. Radiator. UPVC double glazed window. Stairs to the first floor.

### LIVING ROOM

14'8 x 11'3 (4.47m x 3.43m)

Fitted carpet. Radiator. UPVC double glazed window. Electric fire.

### UTILITY ROOM

7'0 x 5'6 (2.13m x 1.68m)

Laminate tile effect floor. Base cupboards and wall unit. UPVC double glazed window and rear door.

### KITCHEN

10'6 x 10'0 (3.20m x 3.05m)

Range of wall cupboards and base units. Laminate tile effect flooring. Radiator. UPVC double glazed window. Store cupboard. Part tiled walls.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet. UPVC double glazed window. Store cupboard containing the hot water cylinder. Access to the loft.

## BATHROOM

5'6 x 4'11 (1.68m x 1.50m)

Fitted carpet. Tiled walls. UPVC double glazed window. Bath with shower over and pedestal wash basin.

### WC

Fitted carpet. Tiled walls. Wc. UPVC double glazed window.

### BEDROOM ONE

17'11 x 8'4 (5.46m x 2.54m)

Fitted carpet. Radiator. Two UPVC double glazed windows.

### BEDROOM TWO

11'5 x 10'1 (3.48m x 3.07m)

Fitted carpet. Radiator. UPVC double glazed window.

## OUTSIDE

There is a lawned front garden with steps leading to the front door.

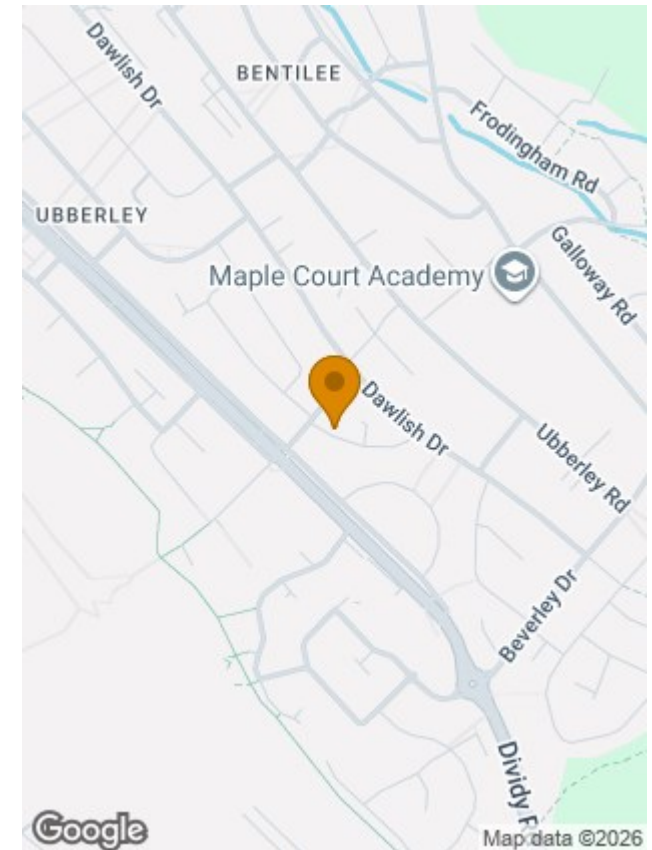
On street parking.

The rear garden is fully enclosed and has a patio area and lawns.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</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

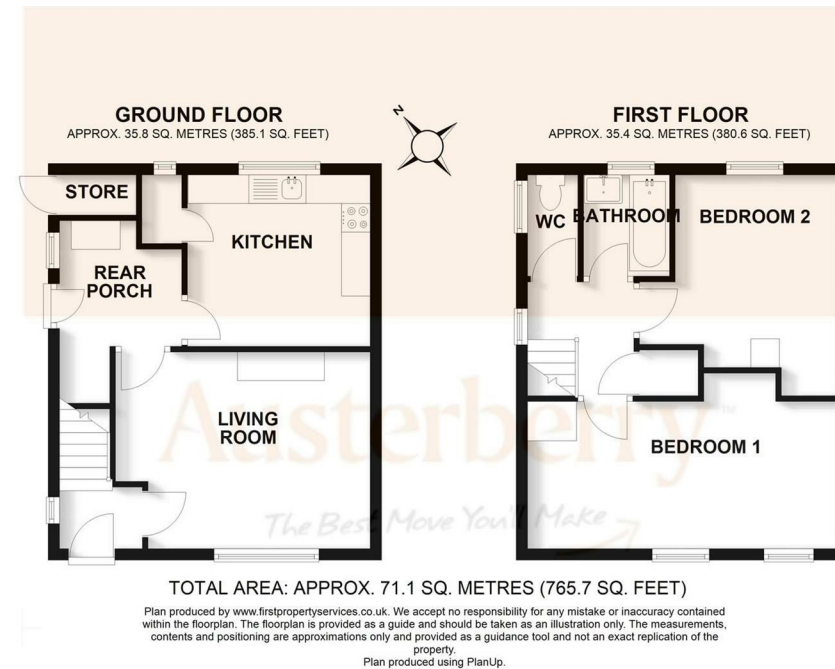
Tenure - Freehold

Council Tax Band - 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](mailto:enquiries@austerberry.co.uk)

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