Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



7 Welsh Close, Lightwood, Stoke-On-Trent, ST3 4TQ

£290,000

- Lightwood Location
- A Detached House
- GF Cloaks/Wc
- Wide Driveway
- Four Bedrooms + En-Suite
- Lounge, Dining Room And Playroom
- FF Family Bathroom
- Cul-De-Sac Location

Your opportunity to purchase a family sized detached house with four bedrooms in a block paved cul-de-sac on the ever popular Florence development.

The garage at this property has been converted to provide an extra reception room (currently a playroom), but in addition it has a separate lounge and dining room and a kitchen of particularly good proportions. There's also a downstairs cloakroom with WC, an en-suite to the master bedroom and a separate family bathroom.

To the front of the property is a wide driveway and there is of course the opportunity to increase the size of the driveway even further by incorporating the front garden. There is UPVC double glazing throughout as well as gas central heating.

For more information call or e-mail us.





GROUND FLOOR

ENTRANCE HALL
UPVC double glazed front door. Laminate flooring. Radiator. Stairs leading to the first floor. Door into the...

PLAYROOM (FORMER GARAGE)
13'4 x 8'1 (4.06m x 2.46m)
Laminate flooring. Radiator. UPVC double glazed double doors to the front of the room.

REAR HALL
Tiled floor. Rear door. Boiler cupboard containing the Glow Worm gas central heating boiler.

CLOAKROOM/WC
Tiled floor. White low level wc and wash basin. Part tiled walls.

LOUNGE
14'8 x 11'1 (4.47m x 3.38m)
Fitted carpet. Two radiators. UPVC double glazed bay window. Feature fireplace with living flame gas fire. Under stairs storage cupboard. Archway leading into the...

DINING ROOM
9'8 x 8'8 (2.95m x 2.64m)
Laminate flooring. Radiator. UPVC double glazed window.

KITCHEN
14'2 x 9'7 (4.32m x 2.92m)
Laminate flooring. Radiator. Excellent range of white wall cupboards and base units together with integrated gas hob, cooker hood and under oven. Plumbing for washing machine and dishwasher. Part tiled walls. Extractor. UPVC double glazed window and patio doors leading into the rear garden.

FIRST FLOOR

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

BEDROOM ONE
12'3 max x 10'3 (3.73m max x 3.12m)
Fitted carpet. Radiator. UPVC double glazed window. Built in wardrobes.

EN-SUITE SHOWER ROOM
7'4 x 3'11 (2.24m x 1.19m)
White low level wc, pedestal wash basin and shower. Radiator. UPVC double glazed window. Extractor.

BEDROOM TWO
12'2 x 8'9 (3.71m x 2.67m)
Laminate flooring. Radiator. UPVC double glazed window. Airing cupboard with insulated hot water cylinder.

BEDROOM THREE
10'2 x 7'5 (3.10m x 2.26m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM FOUR
9'11 max x 8'8 (3.02m max x 2.64m)
Laminate flooring. Radiator. UPVC double glazed window.

FAMILY BATHROOM
6'9 x 6'7 (2.06m x 2.01m)
Tile effect laminate flooring. Part tiled walls. White suite consisting of a panelled bath, pedestal wash basin and low level wc. Radiator. UPVC double glazed window with fitted roller blind. Extractor.

OUTSIDE
To the front of the property is a wide tarmac driveway and lawned garden with specimen trees. To the rear is an enclosed south/south westerly facing garden with patio, lawn and an outside tap.

TENURE
Leasehold. There is a 999 year Lease from 05/05/1998.

The current annual ground rent is £60.00.








Austerberry
The Best Move You'll Make

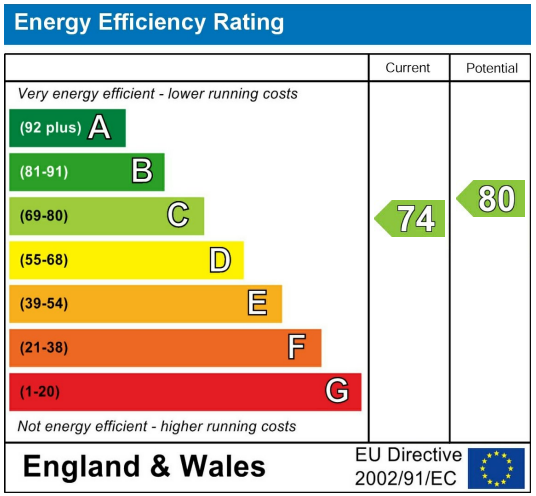

Austerberry
The Best Move You'll Make

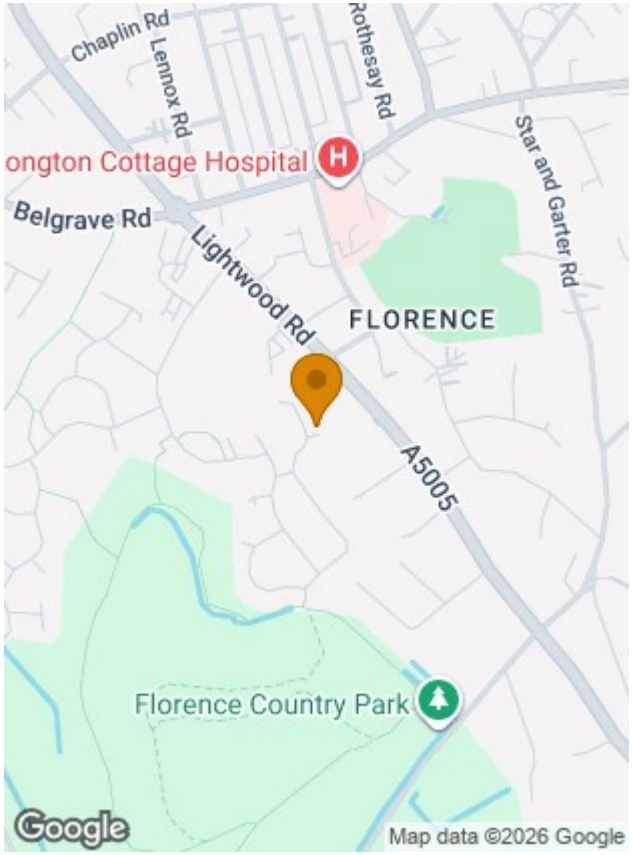

Austerberry
The Best Move You'll Make


Austerberry
The Best Move You'll Make


Austerberry
The Best Move You'll Make


Austerberry
The Best Move You'll Make


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
74
80
England & Wales
EU Directive 2002/91/EC


Chaplin Rd
Lennox Rd
Rothesay Rd
Star and Garter Rd
ongton Cottage Hospital
Belgrave Rd
Lightwood Rd
FLORENCE
A5005
Florence Country Park
Google
Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Leasehold

Council Tax Band - D





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 be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (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

Austerberry™
the best move you'll make