

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



21 Cornelious Street, Meir, Stoke-On-Trent, ST3 6AF

£99,950



- Two Bedrooms
- Fitted Kitchen
- UPVC Double Glazing
- Permit Parking
- Two Reception Rooms
- GF Bathroom With White Suite
- Combi Boiler
- Enclosed Rear Yard

This attractive two-bedroom terraced house is situated on Cornelious Street in Meir and offers excellent kerb appeal, immediately catching the eye with its striking grey front door and matching windows.

The property presents a welcoming first impression and would be well suited to first-time buyers, downsizers, or investors alike. Internally, the accommodation is arranged to provide comfortable and practical living space, while externally the modern frontage adds a contemporary touch that sets the home apart along the street.

Conveniently located close to local amenities, schools, and transport links the property combines style with everyday practicality in a popular residential area.

For more information call or e-mail us.



## GROUND FLOOR

### SITTING ROOM

11'6 x 10'10 (3.51m x 3.30m)

UPVC double glazed front door and window. Laminate flooring. Radiator.

### LIVING ROOM

12'1 x 11'6 (3.68m x 3.51m)

Fitted carpet. Radiator. UPVC double glazed window. Door under stairs leading to cellar.

### KITCHEN

13'10 max x 6'7 max (4.22m max x 2.01m max)

Tiled floor. Radiator. UPVC double glazed window. Range of wall cupboards and base units with integrated oven and hob. Part tiled walls.

### REAR HALL

Tiled floor. UPVC double glazed rear door.

### BATHROOM

6'8 x 6'0 (2.03m x 1.83m)

Tiled floor. Radiator. UPVC double glazed window. Bath with shower over, wc and wash basin in a vanity unit.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet.

### BEDROOM ONE

12'3 x 11'6 (3.73m x 3.51m)

Fitted carpet. Radiator. UPVC double glazed window. Store cupboard containing the Glow Worm combi boiler.

### BEDROOM TWO

11'5 x 10'9 (3.48m x 3.28m)

Fitted carpet. Radiator. UPVC double glazed window. Access to the loft.


### OUTSIDE

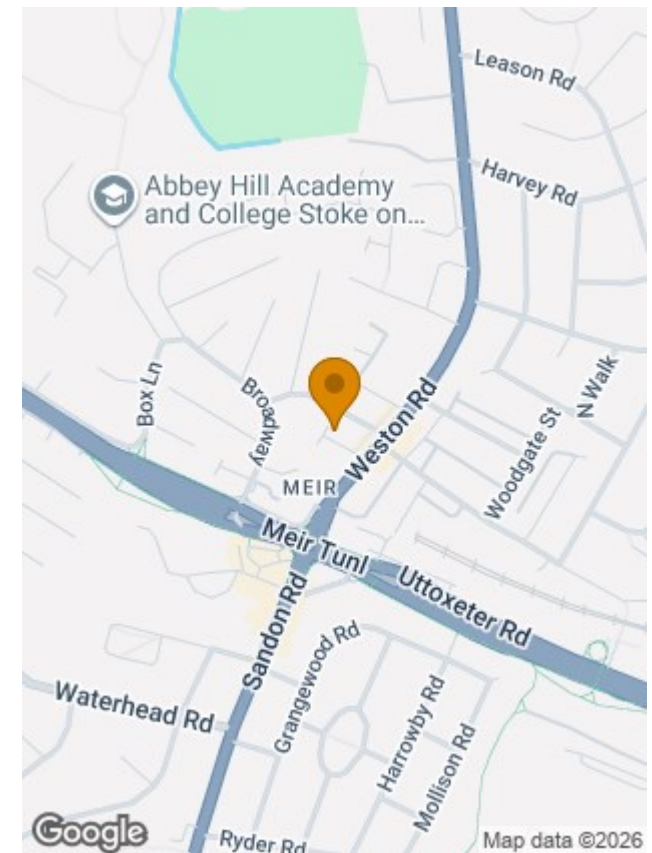
There is on street permit parking to the front of the property and an enclosed yard to the rear.







| 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>                            |   |           |
| (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 - 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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