Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



10 Deanscroft Way, Meir Hay, Stoke-On-Trent, ST3 5XW

£225,000

- Desirable House And Location!
- Recent Gas Combi Boiler
- Big Conservatory
- Off Road Parking
- Superb Fully Fitted Kitchen With Appliances
- UPVC Double Glazing
- Three Bedrooms
- Lovely Rear Garden

A SUPERB FITTED KITCHEN AND A BIG CONSERVATORY!

A really impressive family sized semi-detached house in a very desirable location, with some outstanding features and just walking distance from the shops.

The kitchen and all the appliances are only two years old and even the gas combi boiler still has three years to run on warranty. As well as the usual gas hob, cooker hood and double oven there's also a 4 in 1 mixer tap, fridge freezer and dishwasher and double doors from the kitchen enter into a surprisingly big conservatory.

Whilst all three bedrooms are of a practical size the third bedroom is just that little bit bigger than you might have seen elsewhere and as well as a golden gravel driveway for two cars there's a very nice garden to the rear of the property with a lawn, seating area and shed.

For more information call or e-mail us.





GROUND FLOOR

ENTRANCE HALL
UPVC double glazed front door. Tiled floor. Radiator. Stairs leading to the first floor. Solid timber door leading into the...

LOUNGE
18'2 x 11'6 (5.54m x 3.51m)
Fitted carpet. Double radiator. UPVC double glazed bay window with fitted blind. Feature fireplace with flame effect electric fire. Under stairs storage cupboard. Solid timber door leading into the...

THE ULTIMATE REFITTED KITCHEN!
14'8 x 8'5 (4.47m x 2.57m)
Only two years old and all appliances including the central heating boiler still have three years to run on warranty! Tiled floor. Part tiled walls. Extensive range of wall cupboards and base units with a high gloss pale grey finish and a range of appliances including a 4 in 1 mixer tap (with boiling hot water and filtered cold), gas hob, cooker hood, double oven, fridge, freezer and dishwasher. Concealed Worcester gas combi boiler with Hive controls. Modern vertical radiator. Space for table and chairs. UPVC double glazed double doors leading into the...

BIG CONSERVATORY!
12'10 z 12'10 (3.91m z 3.91m)
Grey laminate flooring. UPVC double glazed windows with fitted blinds and UPVC double glazed double doors leading out into the garden and onto the patio. Excellent storage unit housing the washing machine and tumble dryer) with a natural timber work surface.

FIRST FLOOR

LANDING
Fitted stair and landing carpet. Glass and natural timber balustrade. UPVC double glazed window. Spotlights. Access to the loft which we understand has a light. Storage cupboard (former airing cupboard).

BEDROOM ONE
12'5 x 8'3 (3.78m x 2.51m)
Fitted carpet. Radiator. UPVC double glazed window. Excellent range of fitted wardrobes, fitted dressing table and shelving.

BEDROOM TWO
8'8 x 8'1 (2.64m x 2.46m)
Fitted carpet. Radiator. UPVC double glazed window with fitted blind. Range of fitted wardrobes. Modern feature wall panelling.

BEDROOM THREE
9'7 max, 7'4 x 6'2 (2.92m max, 2.24m x 1.88m)
Fitted carpet. Radiator. UPVC double glazed window. Built in Sharps custom fitted wardrobe with shelving.

BATHROOM/WC
6'1 x 6'1 (1.85m x 1.85m)
Tiled walls. UPVC double glazed window. Fitted carpet White suite consisting of a panelled bath with shower and screen over, wash basin and wc. Spotlights. Stainless steel towel rail radiator.

OUTSIDE
There's a golden gravel driveway with space to park two cars at the front and side of the property in addition to a lawn.

To the rear is a large paved patio area separated by a fence from the lawned garden with a feature golden gravel sitting area. There is also a timber shed and external lighting.





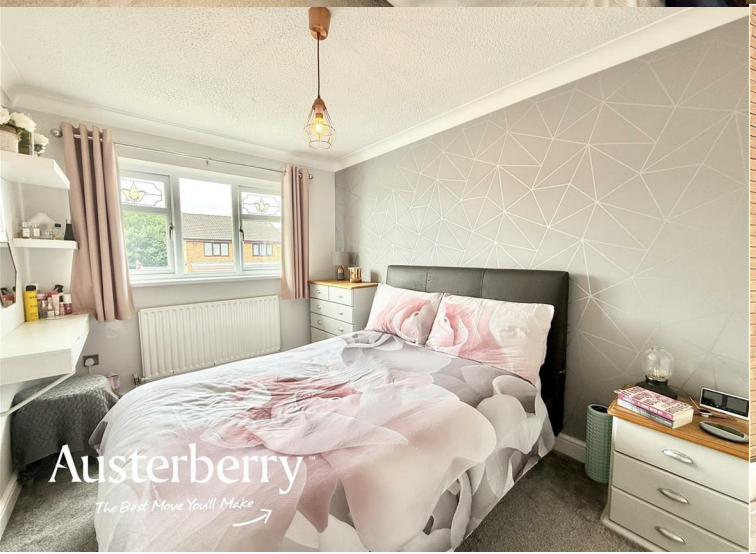



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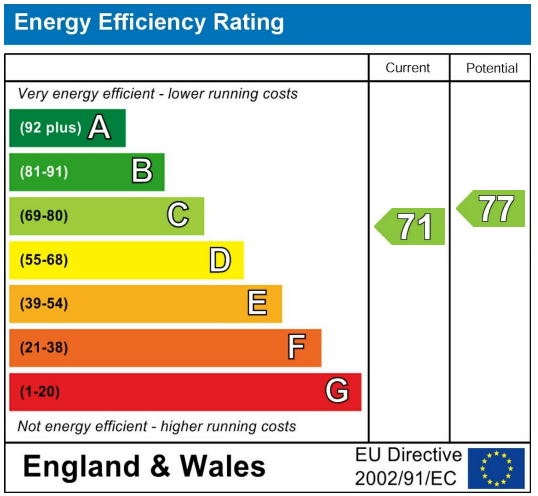

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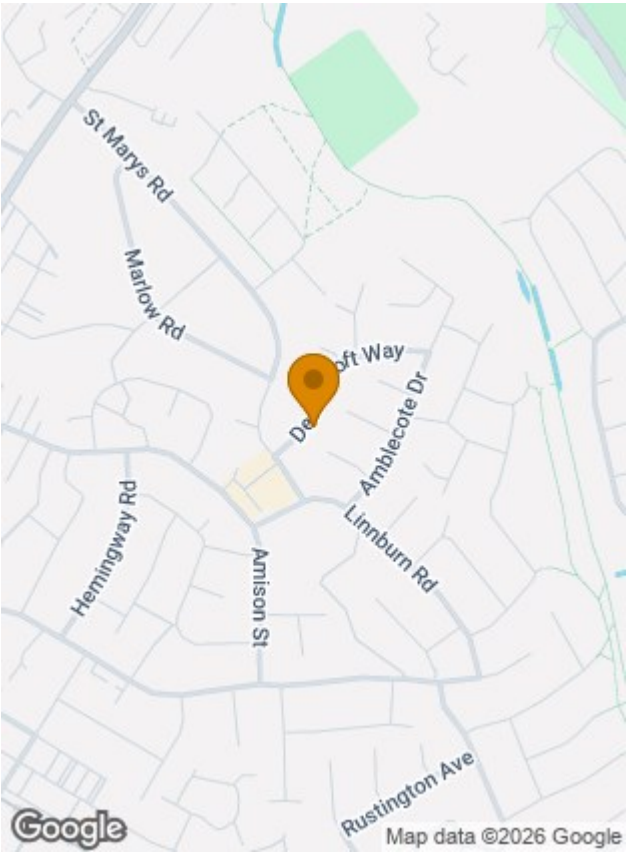

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
71
77
England & Wales
EU Directive 2002/91/EC


St Marys Rd
Marlow Rd
Amblecote Dr
Limnburn Rd
Amison St
Rustington Ave
Google
Map data ©2026 Google

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.

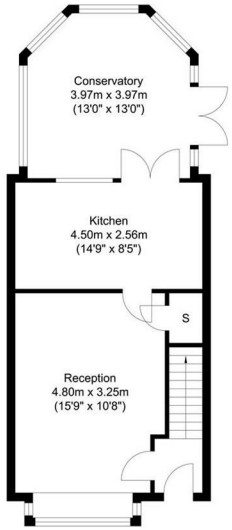
* Room sizes should not be relied upon for carpets and furnishings.

• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

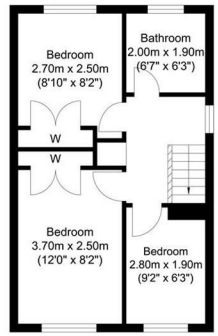
• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also 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.



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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