



33 Cotehill Road, Werrington, Stoke-On-Trent, ST9 0LN

Offers In Excess Of £230,000

- Three bedroom detached family home
- Full length integral garage with electric up and over door
- Two reception rooms
- Impressive private rear garden
- Contemporary kitchen and bathroom
- Driveway to the front

33 Cotehill Road, Stoke-On-Trent ST9 0LN

Nestled on Cotehill Road in the charming area of Werrington, Stoke-On-Trent, this delightful three-bedroom detached house offers a perfect blend of comfort and modern living. The property boasts a well-thought-out layout that is ideal for families or those seeking extra space.

Upon entering, you are greeted by a spacious living room that provides a warm and inviting atmosphere, with direct access to a lovely conservatory at the rear. This conservatory, featuring an insulated roof, serves as a perfect spot for relaxation or entertaining, allowing natural light to flood the space. The contemporary kitchen and bathroom have been tastefully designed, ensuring that both functionality and style are at the forefront.

The property features two reception rooms, providing ample space for family gatherings or quiet evenings in. The three well-proportioned bedrooms offer comfortable retreats, while the impressive rear garden, which is not overlooked, presents a private outdoor haven for gardening enthusiasts or those who simply



Council Tax Band: C



Entrance Porch

UPVC double glazed windows to the front and side elevations, UPVC double glazed door to the side elevation.

Entrance Hallway

Radiator, stairs to the first floor.

Kitchen

9'10" x 9'10"

Range of fitted units to the base and eye level, stainless steel sink with drainer and chrome mixer tap, UPVC double glazed window to the front elevation, gas cooker point, space for a freestanding fridge freezer, space for a washing machine, access to the garage.

Lounge

12'5" x 16'0"

Wooding burning stove nestled on a tiled hearth with wood mantle, fixed shelving, radiator, double glazed patio door to the rear.

Conservatory

7'2" x 12'5"

Double glazed windows to the sides and rear, double glazed door to the rear, power.

First Floor

Landing

Storage cupboard housing the gas fired boiler.

Bedroom One

12'9" x 9'2"

UPVC double glazed window to the rear, radiator.

Bedroom Two

9'10" x 9'6"

UPVC double glazed window to the front, radiator.

Bedroom Three

6'2" x 9'10"

UPVC double glazed window to the rear, radiator.

Bathroom

6'2" x 5'2"

Panel bath with black satin mixer tap and shower attachment, shower screen, vanity wash hand basin with satin black mixer tap, low level WC, tiled, satin black heated towel radiator, UPVC double glazed window to the front elevation.

Outside

Externally to the front is a herringbone block paved driveway, gravel area, outside water tap. To the rear, two tiers, one laid to lawn with well stocked borders and fenced boundary, the other laid to artificial grass, gated access to the side.

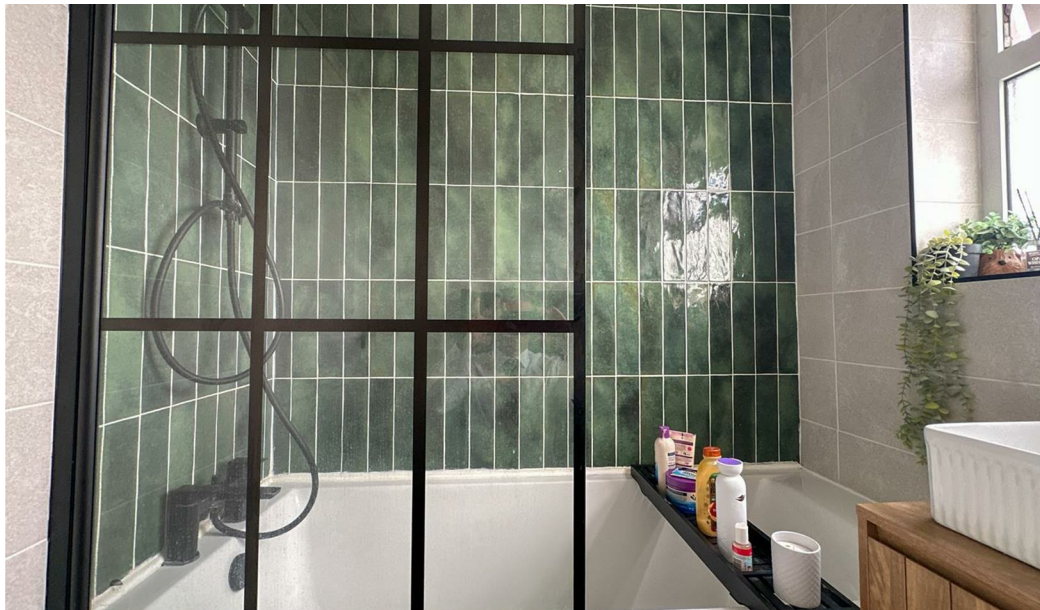
Garage

Up and over electric garage door, window and door to the rear elevation, power and light connected.

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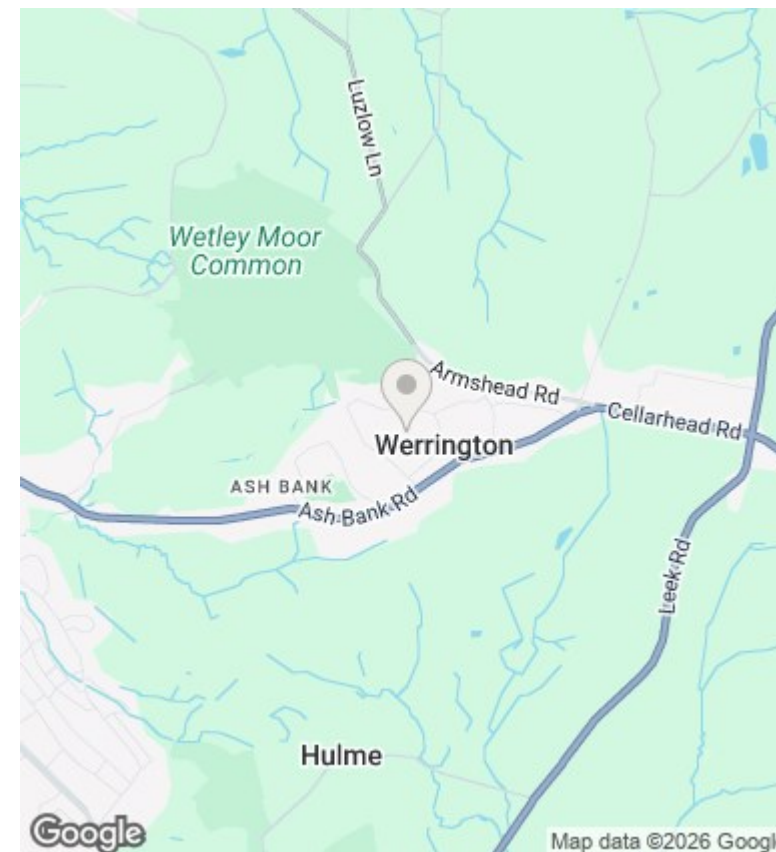
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC