

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



9 Charnwood Road, Meir, Stoke-On-Trent, ST3 7DR

Asking Price

£140,000

- Watch Our Online Video Tour
- A Semi-Detached House
- UPVC Double Glazing
- Close To Schools, Shops And The A50
- Three Bedrooms
- Huge Garage And Workshops
- Gas Central Heating
- Much Loved And Well Maintained!

A much loved home for many years and clearly a property which has been well maintained.

There are three family sized bedrooms on the first floor together with a bathroom with a white suite whilst downstairs there is a comfortable lounge, kitchen complete with breakfast bar and a useful downstairs WC.

This house has UPVC double glazing throughout, gas central heating and as well as a paved driveway to the side there is a huge garage to the rear complete with two workshops.

This property is within walking distance of schools and shops in Meir and is close to access to the A50 at Meir.

See our online virtual tour and for more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator. Stairs leading to the first floor. Door into the...

LOUNGE

13'7" x 12'11" (4.14 x 3.94)

Fitted carpet. UPVC double glazed window with fitted vertical blinds. Coal effect gas fire with back boiler for central heating.

KITCHEN WITH DINING AREA

12'11" x 9'2" (3.94 x 2.79)

Tiled floor and walls. Range of wall cupboards and base units with a medium colour timber effect finish. Breakfast bar. Plumbing for washing machine. Radiator. UPVC double glazed window with fitted vertical blinds.

REAR HALL

Tiled floor. UPVC double glazed external door. Walk in store room with a tiled floor and space for a fridge/freezer.

WC

Tiled floor and walls. UPVC double glazed window. White low level wc.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window with fitted vertical blinds. Access to the boarded loft which has light.

BEDROOM ONE

10'5" x 8'5" (3.18 x 2.57 (3.17 x 2.56))

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Built in wardrobes with full height mirrored doors.

BEDROOM TWO

12'8" x 9'2" (3.86 x 2.79)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Airing cupboard with lagged hot water cylinder.

BEDROOM THREE

9'3" x 7'0" (2.82 x 2.13)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BATHROOM/WC

7'2" x 6'5" (2.18 x 1.96)

Tiled walls. White suite complete with shower over the bath. Radiator. UPVC double glazed window with fitted vertical blinds. Extractor. Wall mounted electric heater.

OUTSIDE

There is a fully enclosed and paved patio style garden at the rear.

At the front of the house there is a walled and paved garden and a paved driveway with tall gates at the side of the house leads to a...

LARGE GARAGE

Light and power. Double glazed window and door. Containing...

WORKSHOP

11'0" x 8'5" (3.35 x 2.57)

Light and power.

WORKSHOP

12'8" x 11'9" (3.86 x 3.58)

Light and power.





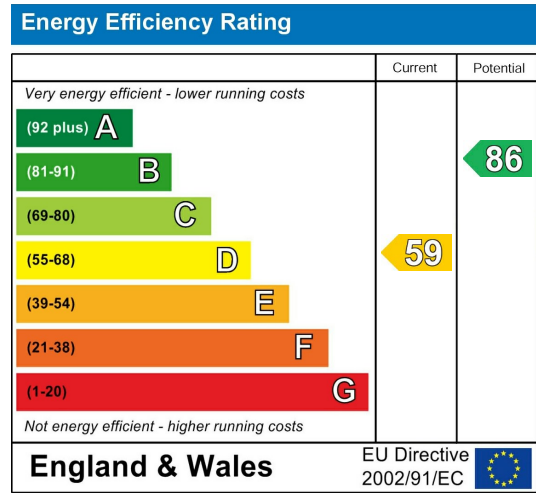
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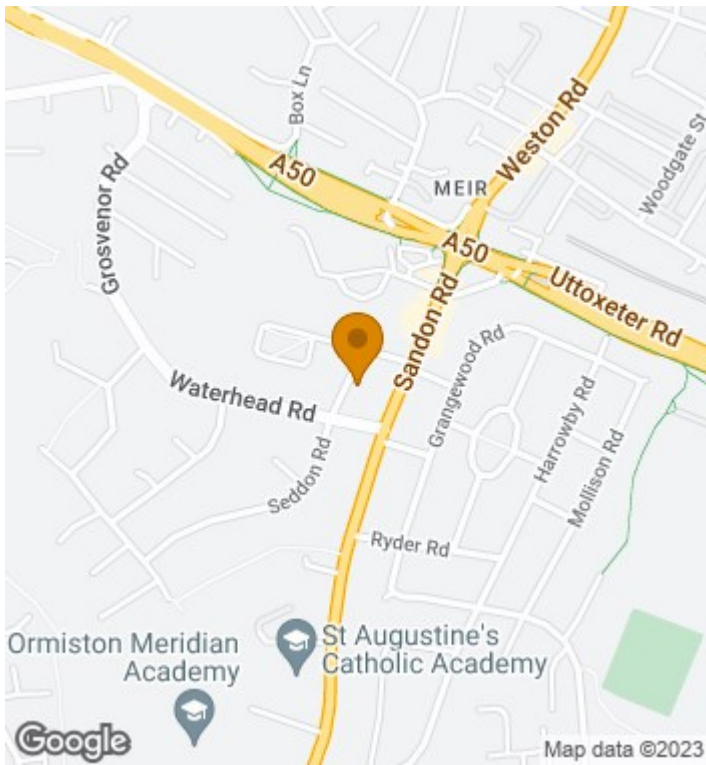
MATERIAL INFORMATION

Tenure - Freehold
Council Tax Band - A



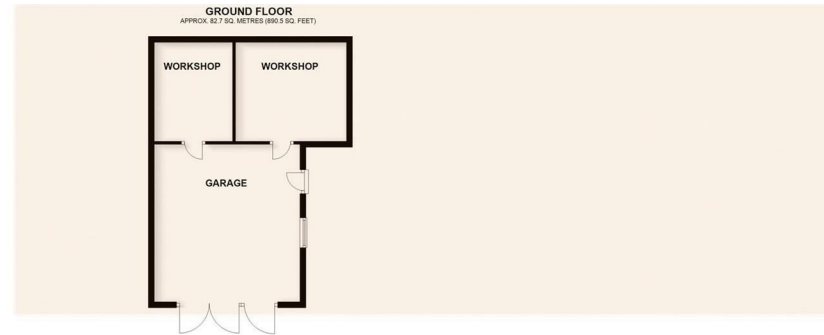
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PLEASE NOTE

- * 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 mortgage advice and legal representation if required. At no time are you obligated to use any of the services we recommend. For mortgage advice, we work with Elite Financial Solutions (UK) Ltd and we expect to receive a payment of £100 (inc VAT) from Elite as a referral fee. For legal advice, we work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee.



TOTAL AREA: APPROX. 117.9 SQ. METRES (1268.5 SQ. FEET)
Plan produced by www.threeproperty.com. We accept no responsibility for any mistake or inaccuracy contained within this floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and proportions are approximate only and provided as a guide only and not an exact representation of the property. Plan produced using PlanIt.

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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