

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



8 Birkholme Drive, Meir Heath, Stoke-On-Trent, ST3 7LR

£300,000



- Watch Our Video Tour!
- A charming Detached Bungalow
- Bathroom With Roll Top Bath And Separate Shower
- UPVC Double Glazing
- No Chain!
- Two Bedrooms
- Separate Lounge And Dining Room
- Detached Garage
- Combi Boiler

Ready to move into with no onward chain and a detached bungalow which occupies a prime Meir Heath location which has clearly been well maintained and much improved in recent years!

This property has a charming traditional appearance, is approached by a sweeping pressed concrete driveway which leads to the attached single garage which contains the combi boiler for the gas central heating system.

To the rear there is a well stocked garden whilst inside the property you'll find two double bedrooms as well as a separate dining room and a spacious lounge which overlooks the rear garden.

The large bathroom features a white suite complete with a roll top bath and a separate shower and the kitchen is well fitted and of practical proportions.

For more information call or email us.





## ENTRANCE HALL

UPVC double glazed front door. Double and single radiators. Parquet type flooring. Coat/storage cupboard.

## BEDROOM ONE

11'7" into bay x 10'8" (3.53 into bay x 3.25)  
Fitted carpet. Radiator. UPVC double glazed bay window.

## BEDROOM TWO

10'8" x 10'1" + bay (3.25 x 3.07 + bay)  
Fitted carpet. Double radiator. UPVC double glazed bay window.

## SPACIOUS BATHROOM

10'3" x 8'3" (3.12 x 2.51)  
Black and white tiled floor. Part tiled walls. A lovely white suite featuring a roll top claw foot bath, separate shower, pedestal wash basin and low level wc. Double radiator. UPVC double glazed window with fitted roller blind. Spotlights. Stainless steel centrally heated towel rail radiator.

## LOUNGE

19'1" x 12'3" (5.82 x 3.73)  
Fitted carpet. Double and single radiators. Elegant traditional style fireplace with tiled inserts. UPVC double glazed windows and double doors leading out into the garden.

## DINING ROOM

14'7" x 10'9" max (4.45 x 3.28 max (4.44 x 3.27))  
Fitted carpet. Double radiator. Antique style fireplace. UPVC double glazed sliding patio doors. Archway leading into the...

## KITCHEN

3.38 x 4.17 max 3.23 min  
Tiled floor and part tiled walls. Range of cottage style wall cupboards and base units with a paint effect finish together with Cannon gas cooker and stainless steel hood with integrated dishwasher. Plumbing for washing machine. Double radiator. Spotlights. UPVC double glazed window and UPVC double glazed external door.

## OUTSIDE

There is a lawned front garden set behind a privet hedge and a charming established and well stocked rear garden with a raised paved patio with outside tap, additional patio areas at lower levels, lawn, greenhouse and shed

A sweeping pressed concrete driveway offers plenty of off road parking space and leads to the...


## DETACHED SINGLE GARAGE

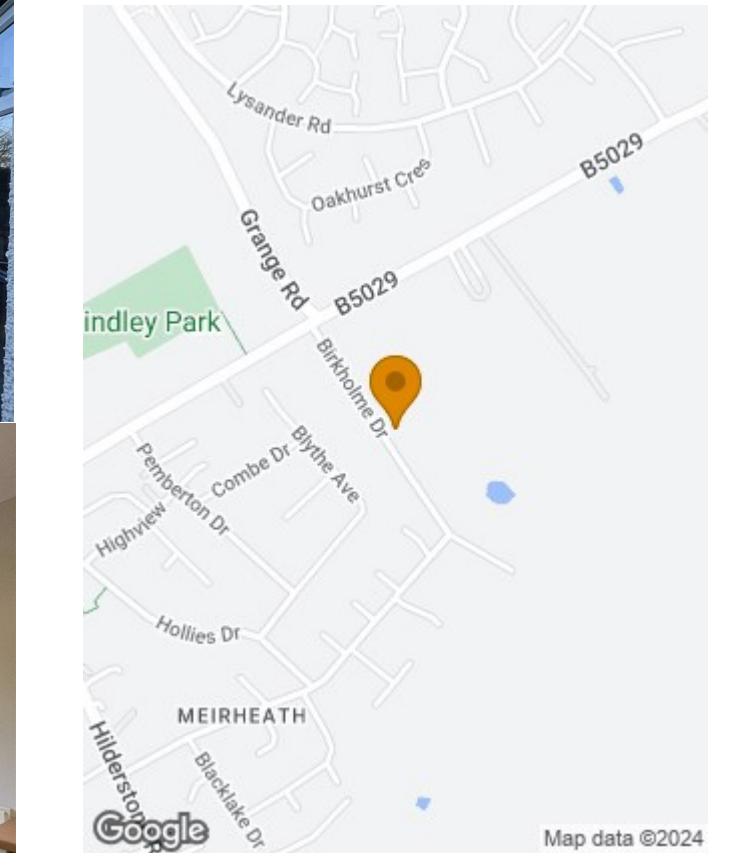
Up and over door. Rear door. Light and power. Main gas fired combi boiler for central heating and hot water.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>65</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

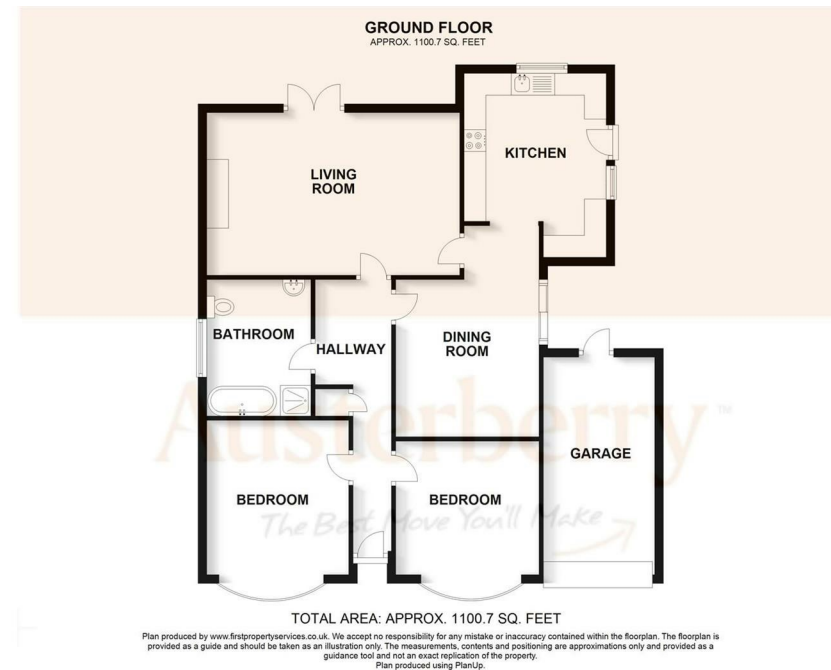
Tenure - Freehold

Council Tax Band - C



## 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)

**Austerberry**<sup>TM</sup>  
the best move you'll make