

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



30 Parma Grove, Meir Hay, Stoke-On-Trent, ST3 5YN

£330,000

- Watch Our Online Video Tour!
- Fully Fitted Kitchen
- Conservatory
- En-Suite Shower Room
- Four Bedrooms
- Utility Room
- Dining Room
- Garage

The plot on which this property stands is entirely unique. With a long, sweeping, block paved driveway leading up to the front, it is tucked away almost out of sight at the bottom of Parma Grove. The present owners bought the property from new and maintained the excellent presentation ever since.

With four very good sized double bedrooms with an en-suite shower room to the master bedroom, there is an abundance of space upstairs. The ground floor comprises a comfortable lounge with feature fireplace and bay window, double doors lead into the dining room and a UPVC conservatory attached to the rear. The kitchen is fully fitted with a breakfast bar and integrated appliances which follows on to the useful utility room and ground floor WC.

Outside the garden area is split into numerous areas with a patio, gravelled area, lawn and decking. You will also find a large garden shed with light and power for additional storage space.

Viewing is highly recommended for this individual family home, in a popular residential cul-de-sac. See our online virtual tour and for more information call us on 01782 594595 or e-mail sales@austerberry.co.uk



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator. Store cupboard. Stairs to the first floor.

LOUNGE

14'2 x 10' (4.32m x 3.05m)

Fitted carpet. Radiator. UPVC double glazed window. Gas fire and surround.

DINING ROOM

9'03 x 9'01 (2.82m x 2.77m)

Fitted carpet. Radiator. UPVC double glazed french doors leading into the...

CONSERVATORY

11'7 x 11'3 (3.53m x 3.43m)

Vinyl flooring. Radiator. UPVC double glazed french doors into the conservatory.

KITCHEN

11'4 max x 9'9 max (3.45m max x 2.97m max)

Tiled floor. UPVC double glazed window. Range of wall cupboards and base units in white with integrated gas hob and under oven. Part tiled walls. Breakfast bar. Space for American fridge freezer.

UTILITY

5'10 x 5'10 (1.78m x 1.78m)

Tiled floor. Radiator. Part tiled walls. UPVC double glazed rear door.

WC

Tiled floor. Radiator. UPVC double glazed window. Wash basin with tiled splashback and wc.

LANDING

Fitted stair and landing carpets. Store cupboard. Access to the loft.

BEDROOM ONE

13'8 max x 10'2 (4.17m max x 3.10m)

Fitted carpet. Radiator. UPVC double glazed window. Built in wardrobe.

EN-SUITE

6'0 x 5'3 (1.83m x 1.60m)

Fitted carpet. Radiator. UPVC double glazed window. Part tiled walls. Wash basin, wc and walk in shower compartment with electric shower.

BEDROOM TWO

12'6 x 7'8 (3.81m x 2.34m)

Fitted carpet. Radiator. UPVC double glazed window. Built in wardrobe.

BEDROOM THREE

10'6 x 7'8 (3.20m x 2.34m)

Fitted carpet. Radiator. UPVC double glazed window. Built in wardrobe.

BEDROOM FOUR

9'2 x 8'8 (2.79m x 2.64m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

8'8 max, 6' min x 6'5 max, 3'5 min (2.64m max, 1.83m min x 1.96m max, 1.04m min)

Fitted carpet. Radiator. UPVC double glazed window. Part tiled walls. Panelled bath, pedestal wash basin and wc.

OUTSIDE

Low maintenance gravelled garden to the front of the property with a long block paved drive with parking for multiple vehicles.

To the rear there are patio and decking areas, lawn, gravelled area with greenhouse and a large storage shed.

GARAGE

17'2 x 8'01 approx (5.23m x 2.46m approx)

Combi boiler.





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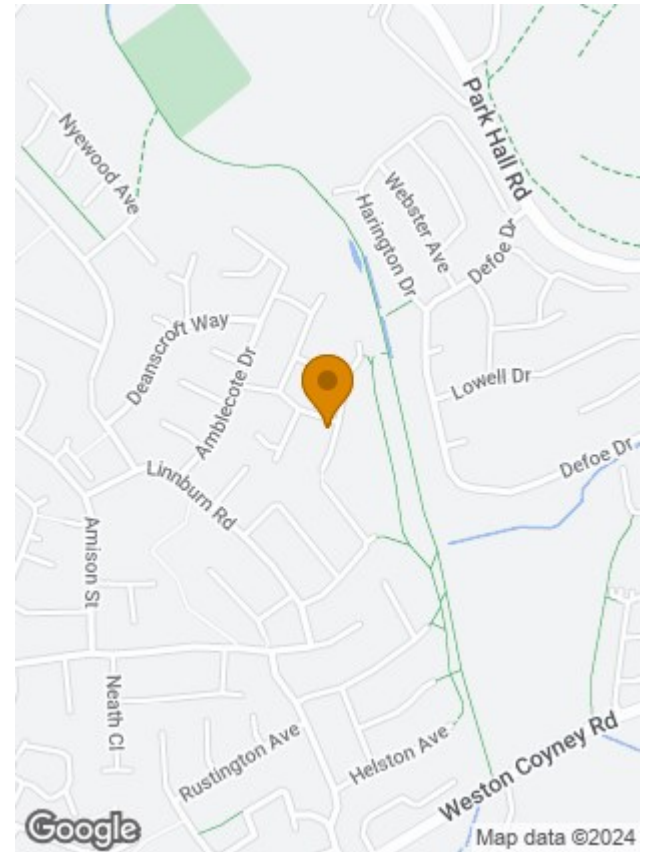
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	84
England & Wales	EU Directive 2002/91/EC	



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MATERIAL INFORMATION Tenure - Freehold
Council Tax Band - D



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

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