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Estate Agents

Letting and Management Specialists



14 Verona Grove, Meir Hay, Stoke-On-Trent, ST3 5YF

£299,995

- Watch Our Online Video Tour!
- Excellent Accomodation
- En-suite Shower Room and Dressing Room
- Utility Room And Ground Floor Cloak
- Prime Location
- Four Bedrooms
- Separate Lounge And Dining Room
- Two Car Drive And Garage

A FINE FAMILY HOUSE IN A PRIME POSITION!

Verona Grove is most definitely one of the most desirable locations on the ever popular Meir Hay Estate. This fine family sized detached house certainly has a lot to offer.

The range and size of accommodation that you will see when you view this property is likely to surprise you as it certainly surprised us!

As well as a separate lounge and dining room, the ground floor also offers a fitted kitchen, a separate utility room and a ground floor cloakroom. Whilst upstairs, the master bedroom not only features an en-suite shower room but also a dressing room with an excellent range of fitted wardrobes. The fourth bedroom is currently fully fitted as a home office whilst bedrooms two and three are both of sensible size and there is also a family bathroom with a white suite and shower over the bath.

This house has UPVC double glazing throughout, gas central heating from a combi boiler and in addition to a two car width tarmac driveway there's also the potential to create more off-road parking space if that's what you need. The garage is particularly large and contains a stainless steel sink unit as well as having plumbing for a washing machine and space for additional appliances.

In the fully enclosed rear garden you'll find two patio areas and there are open views towards Park Hall hills.

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

*Please note the vendor is an employee of Austerberry Estate agents.



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GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Laminate flooring. Radiator. Stairs leading to the first floor.

LOUNGE

15'6 x 11'5 (4.72m x 3.48m)

Fitted carpet. Double radiator. UPVC double glazed bay window with fitted vertical blinds. Feature traditional timber fireplace surround with marble inserts and living flame gas fire. Walk in under stairs storage cupboard. Open archway leading into the...

DINING ROOM

8'4 x 8'4 (2.54m x 2.54m)

Fitted carpet. Double radiator. UPVC double glazed double doors with fitted vertical blinds leading out onto the patio.

KITCHEN

9'11 x 8'3 (3.02m x 2.51m)

Tiled floor and part tiled walls. Range of wall cupboards and base units with an off white finish together with integrated induction hob, cooker hood and under oven. UPVC double glazed window. Low level convector radiator.

UTILITY ROOM

5'9 x 5'5 (1.75m x 1.65m)

Tiled floor and part tiled walls. Wall cupboards and worktops. Plumbing for dishwasher. Space for fridge freezer. Extractor. Radiator. UPVC double glazed window and rear door.

CLOAK ROOM / WC

Tiled floor. UPVC double glazed window with fitted roller blind. Pink corner wash basin and low level wc. Radiator. Extractor.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft which is boarded and has light. Two useful storage cupboards.

BEDROOM ONE

11'11 x 9'0 (3.63m x 2.74m)

Fitted carpet. Radiator. UPVC double glazed window. Open archway into the...

DRESSING ROOM

7'11 x 4'2 to face of wardrobes (2.41m x 1.27m to face of wardrobes)

Fitted carpet. A complete range of fitted wardrobes to one wall with mirrored sliding doors.

EN-SUITE SHOWER ROOM

9'0 x 3'11 (2.74m x 1.19m)

Fitted carpet. Part tiled walls. White low level wc with pedestal wash basin and room width walk in shower. White vertical radiator. UPVC double glazed window with fitted venetian blinds. Spotlights. Extractor.

BEDROOM TWO

13'6 x 8'1 (4.11m x 2.46m)

Fitted carpet. Radiator. UPVC double glazed window. Excellent range of fitted wardrobes, storage cupboards and bedside cabinets.

BEDROOM THREE

8'7 x 7'11 (2.62m x 2.41m)

Fitted carpets. Radiator. UPVC double glazed window. Range of fitted wardrobes.

BEDROOM FOUR

9'1 x 6'1 (2.77m x 1.85m)

At present, fully fitted as a home office. Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

FAMILY BATHROOM

6'1 x 6'1 (1.85m x 1.85m)

Fitted carpet. Radiator. UPVC double glazed window with fitted venetian blind. White suite with shower and screen over the bath. Tiled walls. Extractor.

OUTSIDE

To the rear of the property is a fully enclosed garden with two patio areas, established shrubs and views towards Park Hall Hills.

There is a lawned open plan front garden and a two car width tarmac driveway leading to the...

LARGE INTEGRAL GARAGE

17'9 x 9'9 (5.41m x 2.97m)

Metal up and over door. UPVC double glazed side door. Light and power. Single drainer stainless steel sink unit. Plumbing for washing machine. Cold water tap. Wall mounted Baxi gas combi boiler.





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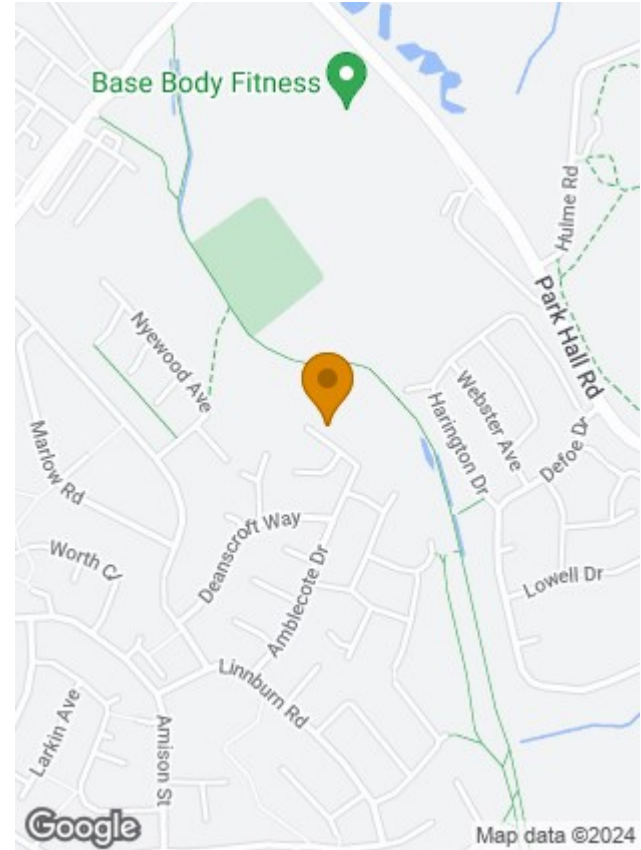
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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MATERIAL INFORMATION

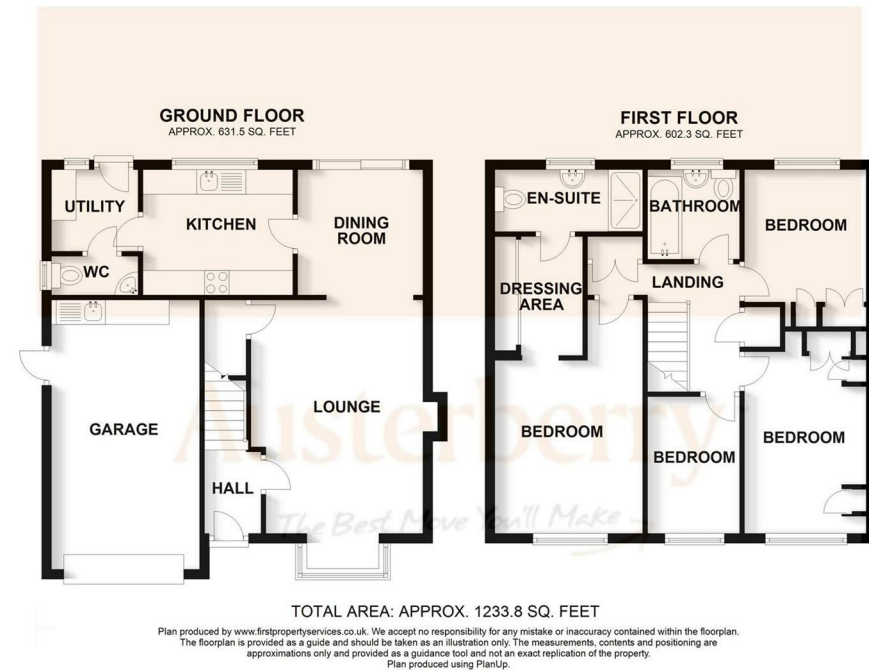
Tenure - Freehold

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

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