

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



193 Queens Road, Penkhull, Stoke-On-Trent, ST4 7LF

£310,000

- Watch Our Online Video Tour!
- En-Suite Shower Room
- Kitchen With Dining Area
- Large But Manageable Plot
- Three/Four Bedrooms
- Family Shower Room
- Lounge With Multi Fuel Stove
- Detached Garage

## IMPRESSIVE ACCOMMODATION IN AN EXCELLENT LOCATION!

This unique property is only a short walk away from the historic village of Penkhill and is conveniently close to local schools and the University Hospital of The North Midlands.

The frontal aspect of the property gives little indication of the extent of the accommodation within, the flexibility of the accommodation that the property offers and the potential for extension that it has.

Step inside to appreciate the spacious reception hall with wood block flooring, the comfortable lounge at the front of the property complete with multi-fuel stove, the dining room and two double bedrooms on the ground floor as well as the shower room and the spacious modern kitchen with dining area and double doors leading out onto the patio.

The first floor features a master bedroom with an en-suite shower room and an under eaves hobby room which we believe does have the potential to become an additional bedroom subject to the creation of a dormer window and appropriate consent being obtained.

To the side of the property is a long wide driveway which leads to a large detached single garage and tall double gates to the drive ensure maximum privacy.

This is a truly unique and impressive family home!

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



## GROUND FLOOR

### PORCH

UPVC double glazed windows and an external front door. Tiled floor. Composite double glazed front door leading into the...

### ENTRANCE HALL

Wood block flooring. Radiator. Walk in under stairs storage cupboard with fitted carpet. Stairs leading to the first floor.

### LOUNGE

14'4 x 12'6 into bay front (4.37m x 3.81m into bay front)  
Fitted carpet. Radiator. UPVC double glazed bay window to the front of the room and UPVC double glazed window to the side. Multi-fuel stove. Sliding doors leading into the...

### DINING ROOM (POTENTIAL BEDROOM)

10'11 x 10'10 (3.33m x 3.30m)  
Fitted carpet. Radiator. UPVC double glazed window,

### SHOWER ROOM

6'6 x 5'11 (1.98m x 1.80m )  
Tiled floor and tiled walls. White suite consisting of a low level wc, wash basin and corner rain head shower. Wall mounted electric heater. Extractor. UPVC double glazed window. Stainless steel centrally heated towel rail radiator. Spotlights.

### BEDROOM THREE

11'5 x 9'5 (3.48m x 2.87m)  
Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

### BEDROOM TWO (POTENTIAL DINING ROOM)

12'5 x 10'11 (3.78m x 3.33m)  
Fitted carpet. Radiator. UPVC double glazed window.

## KITCHEN WITH DINING AREA

19'2 x 9'10 (5.84m x 3.00m)  
Tiled floor. Part tiled walls. An excellent range of shaker style wall cupboards and base units together with integrated electric hob, stainless steel cooker hood and double eye level oven. Radiator. UPVC double glazed window to the side of the room with fitted roller blind. UPVC double glazed double doors to the rear (with fitted vertical blinds) leading into the garden. Utility cupboard with shelving and plumbing for washing machine. Boiler cupboard with storage space and Valiant gas combi boiler. We understand that the boiler was installed with a 10 year warranty, 7 years of which have now expired.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Storage cupboard with shelving. Under eaves room with the potential to create another room/potential bedroom (subject to appropriate permissions being obtained).

### BEDROOM ONE

15'6 x 7'10 (4.72m x 2.39m)  
Fitted carpet. Radiator. UPVC double glazed window.

### EN-SUITE SHOWER ROOM

8'4 max x 2'6 (2.54m max x 0.76m)  
Laminate flooring. Wc with concealed cistern, wash basin and walk in rain head shower. Extractor. Part tiled walls. Wall mounted electric heater.

### OUTSIDE

There is a neat well stocked front garden with specimen shrubs and an imaginatively landscaped rear garden which has been created to minimise maintenance and features a large paved patio, a lawn, gravelled area, beds, borders and a garden shed,

A long, wide tarmac drive with tall double gates at the side and wrought iron gates at the front of the property lead to the...

### DETACHED BRICK GARAGE

18' x 12'10 approx internal measurements (5.49m x 3.91m approx internal measurements)  
Electrically operated roller door. Light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>67</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

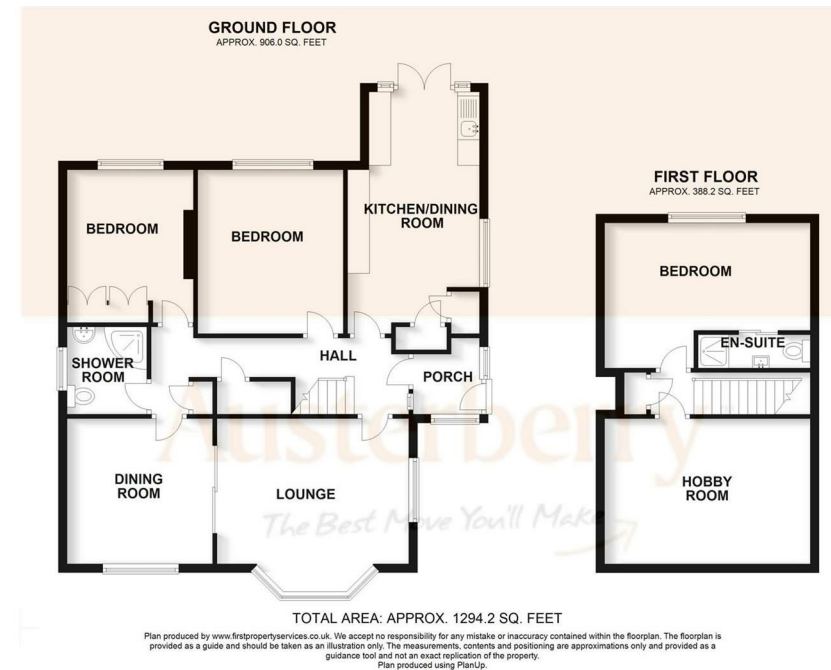
Tenure - Freehold

Council Tax Band - 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](mailto:enquiries@austerberry.co.uk)

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