



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

4 BEDROOM DETACHED FOR SALE - £300,000

MAIN STREET, WESTON COYNEY, STOKE ON TRENT, STAFFORDSHIRE, ST3 6RF



KEY FEATURES

- FOUR BEDROOM DETACHED HOUSE • DRIVEWAY AND HALF GARAGE • MASTER BEDROOM WITH EN-SUITE • BEAUTIFULLY PRESENTED • OPEN PLAN KITCHEN AND DINING AREA • LANDSCAPED GARDEN • UTILITY • GARDEN ROOM

STONE

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DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this beautifully presented Four Bedroom Detached House with integral garage, drive and an enclosed garden at the rear. The property is located in Weston Coyney close to local amenities and has great commuter links.

The Property comprises an Entrance Porch, Hallway, Living Room, Kitchen, Dining Area, Utility, Garden Room, Ground Floor WC and Half Garage on the Ground Floor; to the First Floor is the Landing, Master Bedroom with En Suite, Three further Bedrooms and Family Bathroom. The Property benefits from gas central heating and double glazing.

At the front of the property is a 'Tarmacadam' driveway with gravel border and a paved path leading to the entrance. To the side is a timber gate leading to the rear Garden. The beautifully landscaped tiered rear Garden has a large paved patio area for alfresco dining and outdoor entertaining, stepping up on to a lawned area with central paved path, leading up again to a gravelled garden with mature shrubbery and garden shed.

The Council Tax Band is D
Mains Gas & Electric
Mains Water, Drainage and Sewerage
Broadband FTTC
Mobile Phone Coverage
Low Risk of Flooding.

You can view the virtual tour for this lovely property on our website, Rightmove or by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/46-main-street-weston-coyney>

LOCATION

From the A50 Junction at Meir, head North on Weston Road A520 for around 1.5 miles, turn right on to Main Street, the Property is on your right.

GROUND FLOOR

Hallway - 17' 7" x 3' 8" (5.37m x 1.14m) The property is entered via a white composite glazed door into a welcoming Entrance Hall with neutral décor, a white ceiling with central light fitting, wall mounted central heating radiator and neutral fitted carpet.

Living Room - 19' 2" x 10' 0" (5.86m x 3.06m) The Living Room has neutral décor, a white ceiling with two chrome and glass light fittings, a double glazed window fitted with 'Venetian' blinds to the front aspect and having a wall mounted central heating radiator below, a contemporary styled gas fire with marble surround and hearth, TV connection and neutral fitted carpet.

Kitchen - 8' 4" x 10' 2" (2.56m x 3.12m) The Bright and contemporary Kitchen has neutral décor, a white ceiling with recessed spot lights, a double glazed window to the rear aspect with fitted Venetian blind, and herringbone patterned oak flooring.

There are a range of grey gloss wall and base units, with a white composite countertop and upstand, inset with a white bowl and a half sink with chrome swan neck mixer tap, stainless steel gas hob with matching splashback and extractor hood above, integrated dishwasher, fridge freezer and double oven.

Dining Area - 8' 8" x 16' 0" (2.66m x 4.88m) The Dining Area has décor as per the Kitchen, with a double glazed patio door to the Garden



fitted with integral Venetian blinds, a central pendant light fitting, TV connection and herringbone patterned oak flooring. An opening leads in to the Garden Room.

Utility - 6' 11" x 5' 3" (2.12m x 1.61m) The Utility has neutral décor, a white ceiling with central light fitting, a double glazed door to the side aspect, a wall mounted central heating radiator and herringbone patterned oak flooring. There is a double grey gloss base unit with composite countertop inset with a stainless steel sink with chrome mixer tap, space under counter for a washing machine and power points above.

Garden Room - 8' 4" x 10' 9" (2.56m x 3.29m) The Garden Room has neutral décor with one green wall, a white ceiling with recessed spot lights, a double glazed patio door with integral Venetian blinds to the Garden, a contemporary grey vertical wall mounted central heating radiator and herringbone patterned oak flooring. A door opens in to the Garage.

Guest Cloakroom - 5' 8" x 2' 9" (1.74m x 0.86m) The Guest Cloakroom has neutral décor, a white ceiling with central light fitting, an obscured glass double glazed window to the front aspect, a wall mounted central heating radiator and contemporary patterned vinyl flooring. The white sanitaryware consists of a compact corner pedestal wash hand basin with chrome mixer tap, and a close coupled WC with push button flush.

Garage - 8' 4" x 5' 11" (2.56m x 1.82m) The Half Garage is accessed from the Garden Room and by a metal hinged doors from the driveway. It has exposed block and brick walls, an open vaulted ceiling and wood effect vinyl flooring. There are power points and wall lighting.

FIRST FLOOR

Stairs and Landing - 10' 7" x 11' 10" (3.25m x 3.61m) The Stairs rise from the hallway with neutral décor, white balustrade and handrail and a neutral fitted carpet. The landing has neutral décor, a white ceiling with central chrome light fitting, a double glazed window to the side aspect with fitted venetian blind and a neutral fitted carpet.

Master Bedroom - 9' 5" x 10' 2" (2.89m x 3.1m) The Master Bedroom has neutral décor with taupe feature wall, a white ceiling with pendant light fitting, two double glazed windows to the front aspect with fitted venetian blinds and wall mounted central heating radiator below, fitted wardrobes with contemporary sliding doors and neutral fitted carpet.

Master Bedroom En-Suite - 6' 2" x 5' 1" (1.88m x 1.57m) The En-Suite shower room has neutral décor with white wall tiling in the showering area and wash hand basin splashback, a white ceiling with recessed spot lights, an obscured glass double glazed window to the side aspect, a wall mounted central heating radiator and contemporary patterned vinyl flooring. The white sanitaryware consists of a showering cubicle with glass screen and chrome fittings, a wall hung wash hand basin with chrome mixer tap, and a close coupled WC with push button flush.

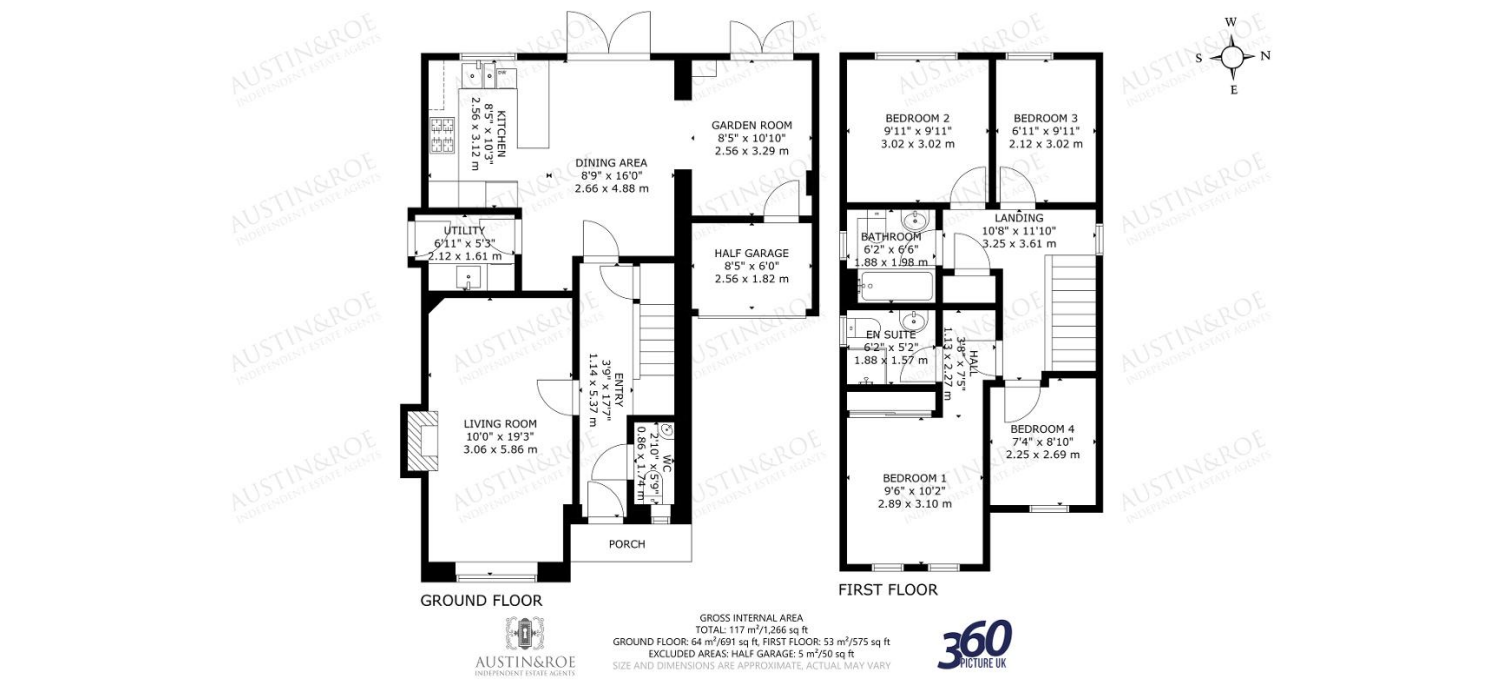
Bedroom 2 - 9' 10" x 9' 10" (3.02m x 3.02m) The Second Bedroom has neutral décor, a white ceiling with central pendant light fitting, a double glazed window with fitted venetian blinds to the rear aspect and wall mounted central heating radiator below, and a neutral fitted carpet.

Bedroom 3 - 6' 11" x 9' 10" (2.12m x 3.02m) The Third Bedroom has neutral décor with one taupe feature wall, a white ceiling with central pendant light fitting, a double glazed window with fitted venetian blinds to the rear aspect and wall mounted central heating radiator below, and a neutral fitted carpet.

Bedroom 4 - 7' 4" x 8' 9" (2.25m x 2.69m) The Fourth Bedroom has neutral décor, a white ceiling with central pendant light fitting, a double glazed window with fitted venetian blinds to the front aspect, a wall mounted central heating radiator and a neutral fitted carpet.

Family Bathroom - 6' 2" x 6' 5" (1.88m x 1.98m) The family Bathroom has neutral décor, contemporary black and grey toned ceramic wall tiles to the bathing area and wash hand basin splashback, a white ceiling with recessed spot lights, an obscured glass double glazed window to the side aspect and black / grey tones vinyl flooring. The sanitaryware consists of a chrome wall mounted heated towel rail, a panel bath with chrome fittings, a wall hung wash hand basin with chrome taps and a close coupled WC with push button flush.





ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		