



Berryfield Grove,  
Weston Coyney



**OneAgency**

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# Offers in Excess of £180,000

Semi detached house, located in the sought after location of Weston Coyney, close to Park Hall Country Park and easy access to the A50. The property benefits from off road parking with EV charger at the side of the house, good sized rear garden and no chain involvement. Viewing is highly recommended.





## GROUND FLOOR

### Entrance Hall

Stairs to first floor, double glazed window to side, radiator, laminate flooring.

### Living Room

3.99m x 3.74m (13' 1" x 12' 3") Double glazed window to front, radiator, wall mounted electric fire, under stairs storage.

### Kitchen/Diner

4.74m x 3.30m (15' 7" x 10' 10") Double glazed windows to rear, door to rear, laminate flooring, radiator, fitted with a range of wall, base and drawer storage units, stainless steel sink and drainer unit with mixer tap.

## FIRST FLOOR

### Landing

Built in storage area.

### Bedroom One

3.84m x 2.69m (12' 7" x 8' 10") Double glazed window to front, radiator, fitted wardrobes.

### Bedroom Two

2.79m x 2.69m (9' 2" x 8' 10") Double glazed window to rear, radiator.

### Bedroom Three

2.92m x 2.00m (9' 7" x 6' 7") Double glazed window to front, radiator, built in storage area.

### Bathroom

1.92m x 1.98m (6' 4" x 6' 6") Bathroom suite comprising of panelled bath with mains shower above, WC and pedestal wash hand basin, radiator, double glazed frosted window to rear.

### Outside

Off road parking to front with EV charger to the side of the house, rear garden with patio areas and steps leading down to further garden area.

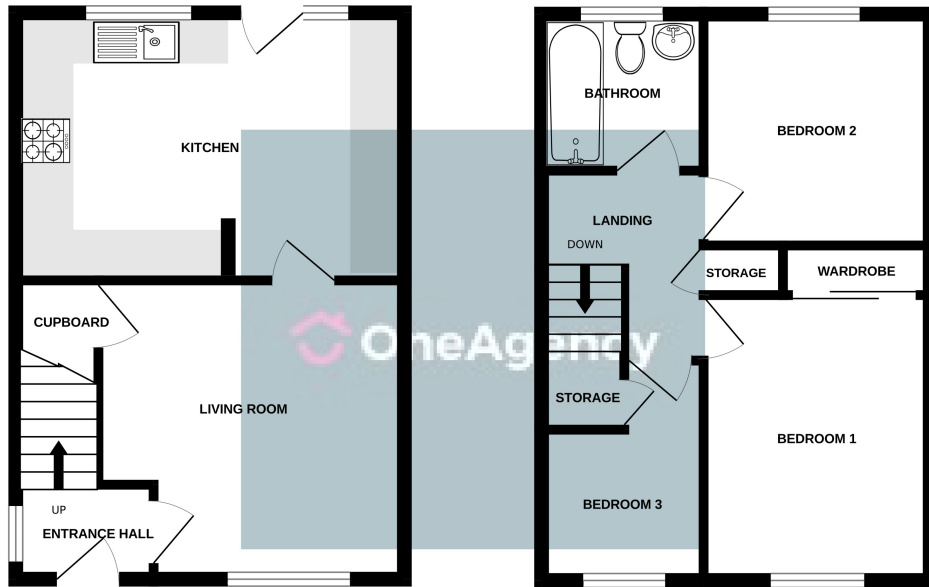
### Agents Notes

Council Tax Band B

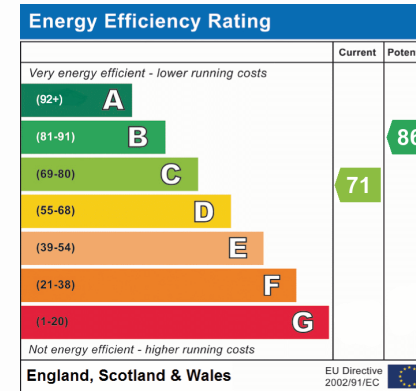
Stoke on Trent Local Council

GROUND FLOOR

1ST FLOOR



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