



Meadowside

Saverley Green



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

3 Meadowside

Saverley Green

Stoke on Trent

ST11 9QX

- * An exciting opportunity to acquire an extended and very well presented four bedroom semi-detached family home set within a mature plot of around a quarter of an acre, with an additional circa 0.64 acre agricultural plot, ideal for a spot of hobby farming.
- * Located in a quiet and leafy position within Saverley Green and benefiting from double glazing and oil fired central heating.
- * Offering spacious accommodation including; Entrance Hall, Living Room, Sitting Room, fitted Kitchen and Dining Room, Utility Room and Shower Room/guest cloakroom to the ground floor. To the first floor there are Four Bedrooms, En-Suite to the Master Bedroom and Family Bathroom to the first floor.
- * The property is approached via a gravelled driveway providing generous off road parking, also benefitting from a superb rear garden with modern studio and much more besides.
- * The property is offered For Sale with No Upward Chain involved.

Offers in the region of : £475,000



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Council
Tax Band

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Leek Office - 01538 383344



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Accommodation

Entrance Hall

Stairs off. Laminate flooring.

Living Room

Log burner. Feature radiator.

Kitchen

Wall and base units. ceramic sink unit with mixer tap. Feature radiator. Central island. Cooker point. Integrated microwave. Understairs storage. Integrated fridge and freezer.

Dining Room

Laminate flooring. Sliding doors to rear. Feature radiator. Breakfast bar.

Utility Room

Wall and base units. Ceramic sink unit with mixer tap. Plumbing point. Laminate flooring. Radiator. Side door. Integrated freezer.

Shower Room

Corner shower cubicle. W.c. Wash basin. Heated towel rail. Laminate flooring. Tiled walls.

Sitting room

Radiator. Spotlights. Double doors to front.

First floor

Landing area

Loft access - which we understand is boarded and has a pull down access ladder. Radiator. Shelving.

Master Bedroom

Radiator. Velux x 2.

Ensuite

Bath with shower over. W.c. Wash basin. Heated towel rail. Laminate flooring. Tiled walls.

Bedroom

Radiator. Spotlights. Velux x 2.



Bedroom

Radiator.

Bedroom

Radiator. Storage cupboard with shelving and radiator.

Bathroom

Bath. Shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail. Spotlights. Extractor fan.

Outside

The property is approached via a gravelled driveway providing generous off road parking, also benefitting from a superb rear garden with modern studio with power and lighting.

Tenure & Possession

We understand the tenure is freehold and vacant possession will be given on completion.

Local Authority

Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ

Method of Sale

The property is offered by Private Treaty

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Services

Mains water, electricity, and drainage. Oil fired central heating.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.



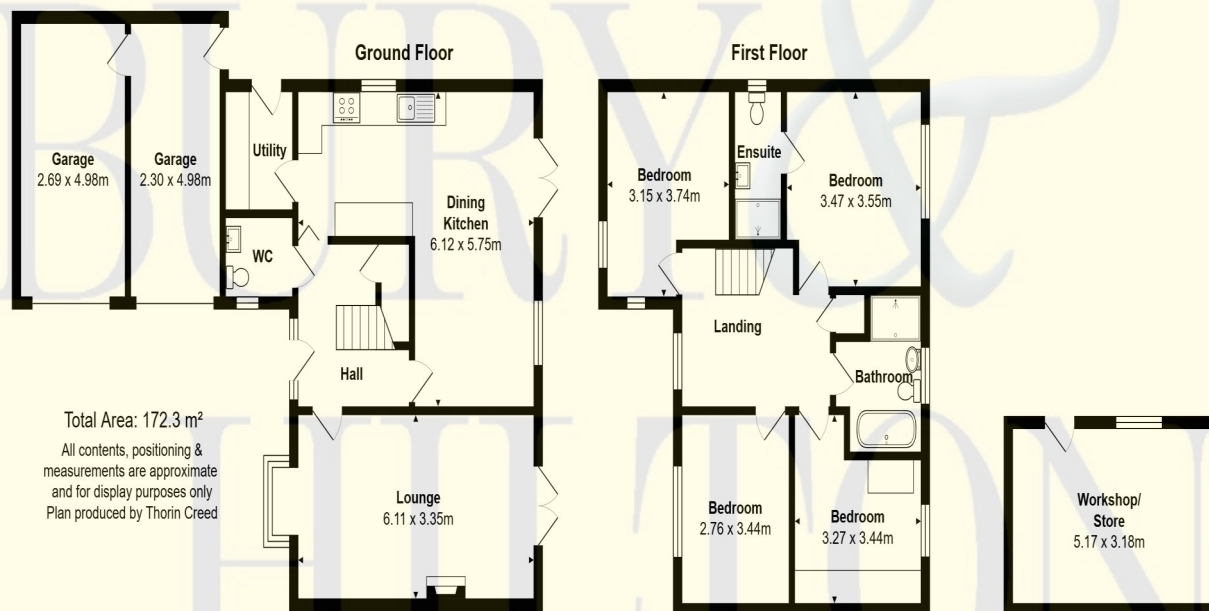
Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Broadband & Mobile Connectivity: The property is well placed for mobile coverage; check the website www.ofcom.org.uk for specific connectivity details.

Agents Note:

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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