

Hilderstone Road

Meir Heath, Stoke-on-Trent, ST3 7NU



A rare opportunity to acquire a really appealing detached bungalow, occupying a delightful plot situated on the rural edge of Meir Heath.

Offers in excess of £350,000



John German

There is an enclosed porch leading to a very pleasant reception hall which has a parquet floor beneath the fitted carpet and feature coloured glass panels to the lounge. There is a built-in cupboard and loft access to the roof space which is particularly spacious.

The delightful lounge has a front facing window, and a traditional fire surround with marble hearth and inset.

The dining kitchen is fitted with a range of units, a stainless steel 1.5 bowl sink and drainer, integrated appliances comprising hob with extractor canopy above and a separate split level oven and grill. There are also large fitted cupboards and a fitted dresser to the dining area, plus a French style door opening to the garden.

There are three bedrooms, two of which are doubles and a one a good size single bedroom.

The fully tiled wet room comprises electric shower, pedestal wash basin, WC and a range of fitted cupboards with display tops and mirror.

The bungalow stands well back from the road beyond an attractive garden which has a range of established trees and there is a spacious drive capable of parking several cars, giving access to the garage.

There are entrances to either side of the property leading to the mainly lawned rear garden which has a sun terrace and a brick store. There is also a store within the house but has external access.

The property is situated in a very sought after location yet convenient for both Stoke-on-Trent and the potteries and the county town of Stafford. There are excellent road links in the area, railway stations at both Stafford and Stoke, and M6 junctions providing direct access into the national motorway network and M6 toll.

Agents notes: The Land Registry refers to easements and covenants and a copy of which is available upon request. The sale is subject to Grant of Probate.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Stafford Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.staffordbc.gov.uk

Our Ref: JGA/04042025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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