

Offers in the region of  
£500,000

Platinum Property  
Independent Estate Agents



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Common Lane, Rough Close, ST3 7PE

01782 392211  
sales@platinumpropertymam.co.uk



# Common Lane, Rough Close, ST3 7PE

**\*\*FOR SALE WITH NO VENDOR CHAIN\*\* INDIVIDUALLY DESIGNED DETACHED PROPERTY\*\* OFFERING EXTREMELY VERSATILE & SPACIOUS ACCOMMODATION\*\*ENORMOUS POTENTIAL\*\* SET OVER FOUR FLOORS\*\*HIGHLY SOUGHT-AFTER MEIR HEATH LOCATION\*\*** The property is accessed via a driveway which is owned and maintained by the neighbouring property. This property has two designated parking spaces and a shared visitors parking space (with the neighboring property). Internal accommodation comprises of Entry to the Upper Ground Floor, which offers Entrance Porch, welcoming Reception Hall, Dining Kitchen & Lounge, with French doors & Balcony. Stairs lead down to the Lower Ground Floor which has a Hallway, Two Double Bedrooms & Bathroom. Further stairs from the Upper Ground Floor lead up to the First Floor Accommodation, which offers, Landing, Two DOUBLE Bedrooms & Bathroom. Access to the Ground Floor is gained downstairs from the Entrance Porch, which lead to Hallway, Utility Room, WC, Shower room & Double Garage, this area is fully contained and potentially ideal accommodation for an independent relative, leisure complex, working from home suite, entertainment/ games room, subject to any necessary planning permissions. Externally the property is accessed by steps from the shared driveway. The tiered Garden is laid to lawn, with established plants, shrubs & trees, rockery, lighting. **\*\*UPVC SOFFITS & FASCIA\*\*** Meir Heath is a highly convenient location with local amenities, transport links & highly regarded schools all being within close proximity, including its own Post Office, Convenience Stores, Hairdressers, Butchers, Pub Restaurants & Grindley Park.

## UPPER GROUND FLOOR ACCOMMODATION

### ENTRANCE PORCH

6'5" x 3'7" (1.97m x 1.11m)

### RECEPTION HALL

12'0" x 8'5" (3.67m x 2.57m)

### DINING KITCHEN

15'3"(max) x 12'9"(max) (4.67m(max) x 3.89m(max))

### LOUNGE

22'1" x 14'10" (6.74m x 4.54m)

### BALCONY

22'1" x 3'3" (6.74m x 1.00m)

## LOWER GROUND FLOOR ACCOMMODATION

### HALLWAY

12'0"(max) x 9'1"(max) (3.67m(max) x 2.77m(max) )

### BEDROOM ONE

16'10"(max) x 15'1"(max) (5.14m(max) x 4.62m(max))

### BEDROOM TWO

11'5" x 11'2" (3.49m x 3.42m)

### BATHROOM

8'3"(max) x 6'0"(max) (2.54m(max) x 1.84m(max))

## FIRST FLOOR ACCOMMODATION

## STAIRS & LANDING

15'2"(max) x 13'3"(max) (4.64m(max) x 4.04m(max))

### BEDROOM THREE

15'1"(max) x 12'7" (4.62m(max) x 3.85m)

### BEDROOM FOUR

11'5" x 11'2" (3.49m x 3.42m)

### BATHROOM

8'3"(max) x 6'0"(max) (2.54m(max) x 1.84m(max))

## GROUND FLOOR ACCOMMODATION

### HALLWAY

4'8" x 3'5" (1.44m x 1.06m)

### UTILITY ROOM

14'10" x 11'4" (4.53m x 3.47m)

### SHOWER ROOM

15'3" x 6'3" (4.65m x 1.91m)

### UNDERSTAIRS STORAGE

8'0" x 3'1" (2.45m x 0.95m)

### WC

5'1" x 2'7" (1.57m x 0.81m)

### DOUBLE GARAGE

21'10" x 18'2" (6.68m x 5.56m)

## EXTERIOR

- NO VENDOR CHAIN
- OFFERS HUGE POTENTIAL
  - DINING KITCHEN
- FOUR DOUBLE BEDROOMS
- SOUGHT AFTER LOCATION

- INDIVIDUALLY DETACHED DETACHED PROPERTY
  - SET OVER FOUR FLOORS
    - LARGE LOUNGE
    - TWO BATHROOMS



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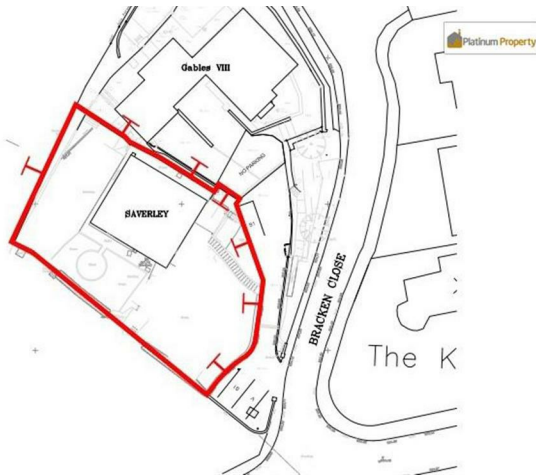
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## Floor Plans



Upper Ground Floor

All measurements are approximate and for display purposes only



Lower Ground Floor

All measurements are approximate and for display purposes only



First Floor

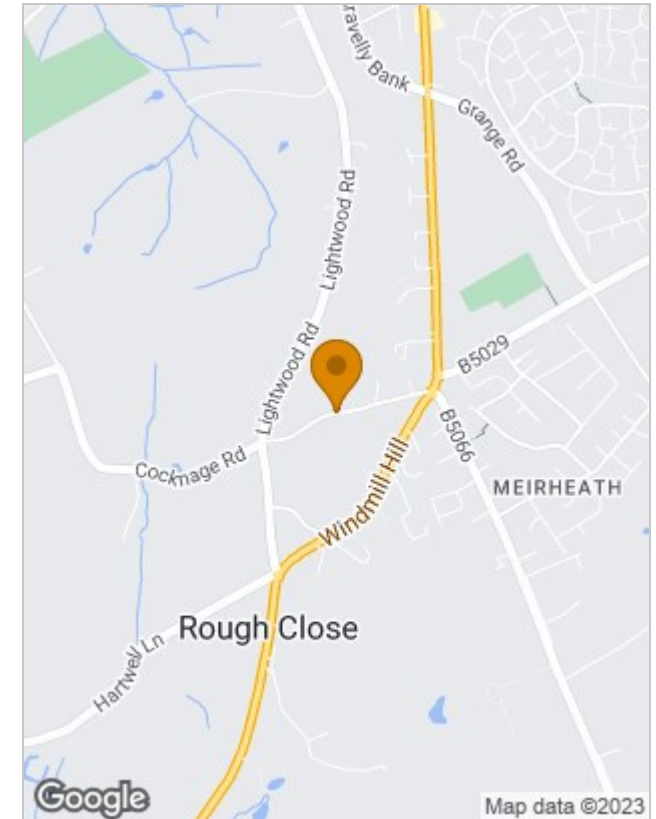
All measurements are approximate and for display purposes only



Ground Floor

All measurements are approximate and for display purposes only

## Location Map



## Viewing

Please contact our Stoke-on-Trent Office on 01782 392211 if you wish to arrange a viewing appointment for this property or require further information.

422 Meir Heath, Stoke-on-Trent, Staffordshire, ST3 7LH  
 Tel: 01782 392211 Email: [sales@platinumpropertymam.co.uk](mailto:sales@platinumpropertymam.co.uk)  
 Website: [www.platinumpropertymam.co.uk](http://www.platinumpropertymam.co.uk)

## Energy Performance Graph

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.





## **AGENTS NOTES**

### **TENURE**

Freehold. We cannot comment on any other issues relating to the title or any other legal issues that may affect the property unless we have been made aware of any such matters. Purchasers are recommended to satisfy themselves as to the tenure via their solicitor/legal representative.

### **SALES PARTICULARS, MEASUREMENTS, PHOTOGRAPHS AND FLOOR PLANS**

Whilst every care has been taken, we advise that all measurements have been taken as a guide to prospective purchasers only, and whilst we try to ensure accuracy, these are approximate and not deemed precise. We endeavour to ensure that these sales particulars are accurate and reliable; however, we do advise that they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All photographs (which may have been taken with a nonstandard/wide-angle lens), measurements, floor plans and distances referred to are given as a guide only, to provide an overall impression of the accommodation of the property and should not be relied upon for the purchase of floor coverings, or any other furniture, fixtures or fittings.

### **FIXTURES & FITTINGS**

Nothing written in these sales particulars is intended to indicate that any fixtures or fittings, including floor coverings, curtains/blinds, fittings or furnishings, electrical goods (whether wired or not), gas/electric fires, light fittings, or any other item not mentioned, are included/form part of the property being offered for sale. It is through liaison and agreement between The Seller and The Purchaser that any such agreement be reached.

### **SERVICES**

None of the services, appliances, apparatus or where applicable, central heating systems or specific fittings or integrated appliances have been tested by The Agent. We are unable to comment on their serviceability and no guarantee as to their operating ability or efficiency is given, and no warranty is offered. With regards to any connected mains services, Purchasers are recommended to satisfy themselves of their suitability. The Property is serviced by a Septic Tank.

### **OFFER / PURCHASING PROCEDURE**

All offers should be made directly to the selling Agent. This is part of our agreement with The Seller, and should be submitted before contacting a bank, building society or solicitor/legal representative. Any delays whether intentional or not, may result in the property being sold to another person, and survey/legal and other fees may be unnecessarily incurred. We are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements.

### **FINANCE**

An experienced mortgage/financial adviser with access to a wide range of lenders/mortgages is available to discuss your mortgage requirements. We advise that we may receive referral fees from this recommendation.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP THE REPAYMENTS ON YOUR MORTGAGE OR OTHER LOAN SECURED ON IT.**

### **REFERRALS**

We can recommend local solicitors/conveyancers. You are not obliged to use these services. We advise that we may receive referral fees from these recommendations.

### **SURVEYS**

We have not carried out a structural survey on the property. If you are considering purchase of a property, it is advised that you do instruct a surveyor.

### **VIEWING**

Strictly by appointment through:-

Platinum Property, 422 Sandon Road, Meir Heath, Stoke-on-Trent, ST3 7LH.

Telephone 01782 39 22 11.

### **NOTE TO PURCHASERS**

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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