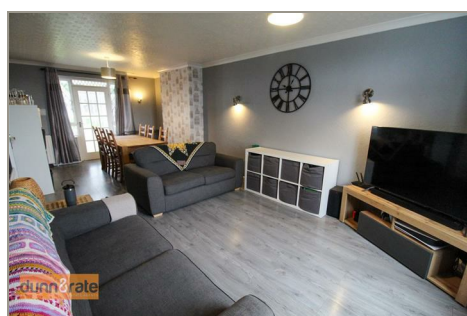




45 Courtway Drive

Sneyd Green, Stoke-On-Trent, ST1 6DX

Head straight over to CourtWAY Drive, where you will find this spacious three bedroom semi detached property in the popular area of Sneyd Green. Looking for a new owner and sold with no upward chain, the accommodation on offer comprises a large lounge/diner, conservatory, fitted kitchen, three bedrooms and family bathroom. Externally the property benefits from off road parking and a garage. The rear garden is laid to lawn with a paved patio seating area ready for them summer days. Located in the popular area of Sneyd Green close to local amenities, schooling and commuter links to the main town centre. Where there is a will there's a WAY and that WAY is CourtWAY Drive, call today to book a viewing.

Offers over £170,000

45 Courtway Drive

Sneyd Green, Stoke-On-Trent, ST1 6DX



- SPACIOUS SEMI DETACHED PROPERTY
- THREE BEDROOMS
- LAWNED REAR GARDEN WITH PAVED PATIO AREA
- OPEN PLAN LOUNGE/DINER & CONSERVATORY GIVING AN OPEN FEEL
- CONTEMPORARY FAMILY BATHROOM
- POPULAR LOCATION FOR SCHOOLING WITH OFSTED OUTSTANDING RATING, AND AMENITIES
- EPC RATING C, FAST BROADBAND
- AMPLE OFF ROAD PARKING & GARAGE
- SOLD WITH NO UPWARD CHAIN

GROUND FLOOR

Entrance Porch

2'4" x 1'7" (0.73 x 0.50)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window to the side. Tiled flooring

Entrance Hall

14'8" x 6'1" (4.48 x 1.87)

A access door leads from the porch with a double glazed window to the side aspect. Radiator. Stairs lead to the first floor.

Cloakroom

5'1" x 2'5" (1.57 x 0.76)

A double glazed window overlooks side aspect. Fitted with a low level W.C and wash hand basin, partly tiled walls.

Lounge/Diner

25'9" x 11'0" (7.87 x 3.37)

A double glazed window overlooks the front aspect with single glazed patio doors leading into the conservatory. Two radiators. Television point.

Kitchen

10'0" x 6'7" (3.07 x 2.02)

A double glazed window overlooks

the side aspect coupled with an access door leading to the side. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and integrated electric oven and hob. Space and plumbing for fridge/freezer and washing machine. Radiator.

Conservatory

11'1" x 5'8" (3.39 x 1.75)

A wooden conservatory with double glazed windows to the rear and side aspect and an access door leading out to the rear garden.

FIRST FLOOR

First Floor Landing

7'6" x 6'1" (2.29 x 1.86)

A double glazed window overlooks the side aspect.

Bedroom One

11'10" x 11'1" (3.61 x 3.38)

A double glazed window overlooks the rear aspect. Television point and radiator.

Bedroom Two

11'3" x 11'2" (3.44 x 3.41)

A double glazed window overlooks the front aspect. Fitted wardrobe. Radiator.

Bedroom Three

6'9" x 6'1" (2.08 x 1.86)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

8'2" x 6'9" (2.51 x 2.08)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Partly tiled walls and radiator. Airing cupboard housing central heating boiler.

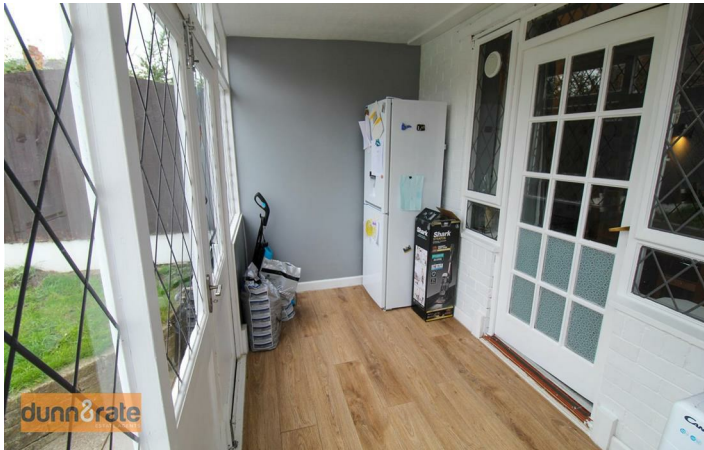
EXTERIOR

To the front the property benefits from a paved driveway and lawn area. To the rear the garden is laid to lawn with a paved patio seating area and access to the garage.

Garage

21'6" x 9'1" (6.57 x 2.77)

Up and over door with an access door to the side and window. Power and lighting.



Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

