



125 Meigh Road, Werrington, Stoke-On-Trent, Staffordshire, ST2 9QJ

Offers In Excess Of £300,000

- NO CHAIN!
- First floor bathroom & ground floor shower room
- Fully enclosed South East facing rear garden
- Ideal for those looking to add value
- Detached property in a sought after location
- Conservatory and utility room
- Double glazed throughout
- Four bedrooms & two reception rooms
- Garage and driveway for four vehicles
- Brimming with potential

125 Meigh Road, Stoke-On-Trent ST2 9QJ

Whittaker & Biggs are pleased to bring to the market this delightful detached house, presenting an excellent opportunity for families and individuals alike. Boasting four spacious bedrooms, this property is designed to accommodate a variety of lifestyles. The two well-proportioned reception rooms provide ample space for relaxation and entertaining, making it an ideal setting for gatherings with family and friends.

The house features two bathrooms, including a convenient ground floor shower room and a first-floor bathroom, ensuring that morning routines run smoothly for everyone. The property is further enhanced by a garage and a large driveway, offering parking for up to five vehicles, a rare find in today's market.

The fully enclosed south-east facing rear garden is a true highlight, providing a private outdoor space perfect for enjoying sunny days or hosting barbecues. With its potential for personalisation, this home invites you to make it your own, whether through modernisation or simply adding your unique touch.



Council Tax Band: D



Ground Floor

Hall

16'9" x 8'7" max measurement

UPVC double glazed door with side light windows to the frontage, stairs to the first floor, radiator.

Shower Room

6'4" x 5'4" max measurement

Shower enclosure, electric Triton shower, brass fittings, wall mounted wash hand basin, brass taps, low level WC, radiator, fully tiled, ceiling spotlights.

Sitting Room

21'7" x 12'0"

UPVC double glazed bay window to the frontage, UPVC double glazed window to the rear, two radiators, living flame gas fire, marble hearth and surround, wood mantel, wall lights.

Dining room

9'1" x 8'9"

UPVC double glazed patio doors to the rear, radiator.

Conservatory

9'7" x 8'9"

UPVC double glazed construction, polycarbonate roof, ceiling light with fan, tiled floor, door to the side aspect.

Kitchen

13'7" x 8'9" max measurement

UPVC double glazed window to the rear, units to the base and eye level, New World four ring gas hob, Neff electric fan assisted oven and separate grill, Neff integrated dishwasher, integral under counter fridge, integral under counter freezer, composite sink and a half with drainer, chrome mixer tap, radiator, tiled floor.

Utility

5'1" x 4'8"

UPVC double glazed door to the side aspect, worktop, wall cupboards, space and plumbing for a washing machine, space for a tumble dryer.

First Floor

Landing

8'11" x 3'2"

UPVC double glazed window to the side aspect, loft hatch.

Bathroom

10'9" x 5'5"

Two UPVC double glazed windows to the frontage, panel bath, brass taps, pedestal wash hand basin, brass mixer tap, low level WC, ceiling spotlights, radiator, airing cupboard housing the hot water tank, shaver point, fully tiled.

Bedroom One

10'10" x 10'1"

UPVC double glazed window to rear, built in wardrobe, radiator.

Bedroom Two

10'2" x 8'8"

Two UPVC double glazed windows to the frontage, built in wardrobe, over bed storage, dressing table, bedside table, radiator.

Bedroom Three

10'9" x 6'6"

UPVC double glazed window to the rear, fitted wardrobes, overhead storage, dressing table, radiator.

Bedroom Four

7'8" x 5'10"

UPVC double glazed window to the side aspect, built in shelving, desk, radiator.

Externally

To the frontage, block paved driveway suitable for four vehicles, dwarf wall boundary, hedge boundary, gravelled area, gated access to the rear.

To the rear, mainly laid to lawn, hedge and fence boundary, mature trees and shrubs.

Garage

16'8" x 13'8"

Electric roller door, UPVC double glazed pedestrian door to the side aspect.







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.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 