



34 Amblecote Drive, Meir Hay, Stoke on Trent, ST3 5XH

£170,000 Offers over

Introducing this ABSOLUTELY STUNNING three bedroom semi-detached house located on the MUCH SOUGHT AFTER MEIR HAY DEVELOPMENT. This "SHOW HOME" presented property boasts HIGH CALIBRE QUALITY FITTINGS throughout including OAK VENEER DOORS, PLANTATION SHUTTERS, AMTICO FLOORING, modern kitchen diner and shower room, superb decor. OFF ROAD PARKING to the front and the REAR GARDEN is a PARTICULAR FEATURE benefiting from a flat lawn section, raised decking, along with an IMPRESSIONED CONCRETE PATIO AREA , the IMPRESSIONED CONCRETE THEME CONTINUES to the front side and driveway. Close to shops, schools, amenities and commuter links. Property briefly comprises of:- Hall, cloakroom, lounge, kitchen diner, three bedrooms and a shower room. Externally there is OFF ROAD PARKING to the front, a lawn, patio and decking area to the rear. Certainly one for your shortlist of properties to view.

Show home presented three bedroom semi-detached house

Located on the sought after Meir Hay development

High calibre fittings throughout

Modern Kitchen diner and shower room

Rear garden is a particular feature, off road parking to the front/side

Close to shops, schools, amenities and commuter links

Entrance Hall

Enter the property via the composite front door into the hallway. Radiator and Amtico floor covering along with the oak veneer doors welcome all visitors.



Cloak Room 0.83m (2' 9") x 1.93m (6' 4")

Wall mounted wash/hand basin, low level WC, radiator and Amtico floor covering. UPVC window with frosted glazing to the front aspect.



Lounge 3.96m (13' 0") x 4.47m (14' 8") max

UPVC box bay window with the addition of plantation blinds are a particular feature of this fabulous lounge. Electric fire within a cream surround and upon a marble hearth. Carpet, two radiators, TV aerial point, and a useful store beneath the stairs. Further window to the side aspect and the double oak glazed doors into the dining area complete this well designed room.



Dining Area

Designer radiator, Amtico floor covering and UPVC French doors opening out to the rear garden.



Kitchen Diner 4.85m (15' 11") x 2.45m (8' 0")

Modern high gloss fitted kitchen, electric oven, four ring gas hob with extractor over. Plumbing for a washing machine, glass splash backs and Amtico floor covering. Wall mounted gas combi boiler, coloured one and a half bowl sink with designer mixer taps in front of the UPVC window to the rear aspect.



Stairs/Landing

Carpeted stairs lead from the hallway to the first floor. Useful store over the stairs, access from the landing to the insulated and boarded loft space.



Master Bedroom 2.75m (9' 0") x 3.56m (11' 8")

UPVC window to the front aspect, benefits from plantation shutters. Carpet, radiator.



Master Bedroom



Bedroom 2 2.72m (8' 11") x 3.47m (11' 5")

UPVC window with plantation blinds to the rear aspect. Carpet and radiator.



Bedroom 3 2.09m (6' 10") x 2.57m (8' 5")

UPVC window with plantation blinds to the rear aspect. Carpet and radiator.



Shower Room 1.99m (6' 6") x 1.86m (6' 1")

Corner shower enclosure, and fixed vanity unit incorporating inset wash/hand basin and close coupled WC. Chrome ladder style towel heater, extractor fan, tiled walls and laminate floor covering. UPVC window with frosted glazing to the front aspect.



Rear Aspect



Rear Garden

Well designed rear garden, mainly laid to lawn with seating area of impressed concrete and shaped flower borders. Garden shed and washing line included.



Rear Decking

Raised decking area for al-fresco dining.



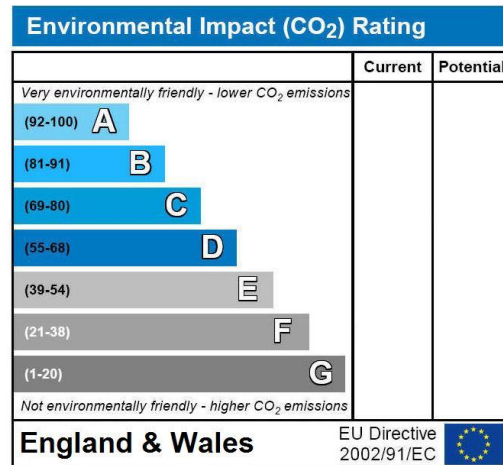
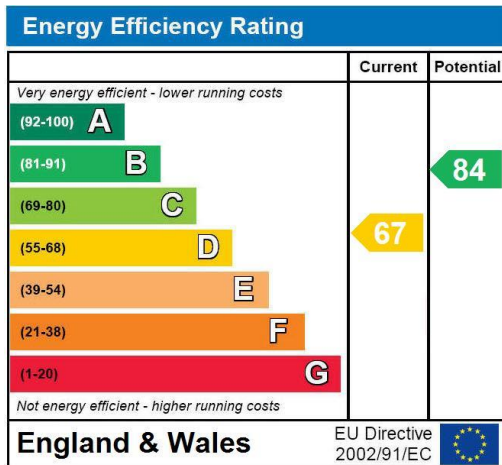
Front Garden

Laid to lawn, with impressed concrete providing ample off road parking.



Property Ref: OPNY000694

Energy Performance Certificates



Tenure: We await confirmation from the vendors solicitors.

Services: Please note, no tests have been made on services, equipment or fittings. Purchasers are advised to satisfy themselves as to their availability and condition.

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.

Floor plans are not to scale and are for illustration purposes only.

No responsibility is taken for any error omission or misunderstanding.

Viewing strictly by appointment.

'Please Note: Whilst every attempt has been made to ensure the accuracy of the room sizes contained here, measurements of rooms are approximate and no responsibility is taken for any error, omission, or mis-statement. The sizes are for guidance purposes only and should be used as such by any prospective purchaser. We have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify they are in working order or fit for their purpose'.