



# ESTATE AGENTS

*... the key to a successful move*



**Poplar Drive, Meir Heath, Stoke-On-Trent, ST3 7HH**

**Offers in the  
region of  
£450,000**

\* GREAT FAMILY HOME IN SOUGHT AFTER RESIDENTIAL LOCATION

\* ENTRANCE HALL \* LOUNGE \* DINING ROOM \* KITCHEN \* LARGE CONSERVATORY

\* FOUR BEDROOMS \* STUDY \* BATHROOM & SHOWER ROOM

\* FRONT AND REAR GARDEN \* GARAGE

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# Poplar Drive, Meir Heath, Stoke-On-Trent,

## ACCOMMODATION

- \* A rare opportunity indeed
- \* A fabulous four bed detached residence
- \* Tucked away at the end of a private driveway off Grindley Lane
- \* Many impressive features include huge conservatory, gas central heating and uPVC double glazing
- \* Most attractively presented, generously proportioned and versatile accommodation comprises
- \* Reception hallway, lounge, dining room
- \* Fabulous conservatory, bathroom/WC and fitted kitchen
- \* Two additional ground floor reception rooms offer a further bedroom if required
- \* First floor galleried landing, three good bed

## DESCRIPTION

Welcome to Poplar Drive, a charming address in the sought-after area of Meir Heath, Stoke-On-Trent. This individually designed detached dormer bungalow offers a perfect blend of comfort and style, making it an ideal place to call home. The property comprises, entrance hall, lounge, dining room, large conservatory, kitchen, bedroom four and a study, there is also a family bathroom. To the first floor there are three bedrooms and a shower room.

As you step inside, you are greeted by a warm welcoming feeling of home, with ample space for entertaining guests or simply relaxing with your loved ones. With four well-proportioned bedrooms, there is plenty of room for the whole family to unwind and recharge.

There is a large drive providing ample off road parking, leading to a single garage. To the rear is an enclosed garden with patio seating and a large lawn

The property boasts two modern bathrooms, ensuring convenience and comfort for all residents. The private location of this house offers a peaceful retreat from the hustle and bustle of everyday life, allowing you to enjoy tranquillity and privacy.


This good-sized property is ready to move into, meaning you can start creating new memories from day one. Don't miss the opportunity to make this house your own and experience the joys of living in such a wonderful home.




# Poplar Drive, Meir Heath, Stoke-On-Trent,





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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