



ESTATE AGENTS

... the key to a successful move



Keys Estate Agents

Tarragon Drive, Meir Park, Stoke-On-Trent, ST3 7YE

**Offers in the
region of
£240,000**

* EXCELLENT OPPORTUNITY FOR FTB OF DOWNSIZER

* THREE BEDROOMS

* SOUGHT AFTER RESIDENTIAL LOCATION

* SELECTIVE UPDATING REQUIRED

w: www.keysestateagents.co.uk

Tarragon Drive, Meir Park, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

Looking for that property that is waiting for you to put on your own stamp .. then this is the property for you, situated in a sought after residential location of Meir Park the property requires some selective updating and is offered for sale with no vendor chain.. ideal for First Time Buyers or Downsizers this Detached House comprises: Glazed porch, entrance hall, kitchen, open plan lounge and dining area and to the first floor master bedroom with ensuite, two further bedrooms and a family bathroom. Externally the property has a block paved driveway, the rear garden has a block paved patio area, lawn and mature shrubs and planting shrubs. Additional benefits include uPVC double glazing, fascia and soffits and gas central heating. MEIR PARK is a highly convenient location, with local amenities to hand, including doctors surgery, pub restaurant, convenience store, hairdressers & supermarkets. Easy access Uttoxeter and Derby via the A50 East and the A50 West into Stoke on Trent.

GROUND FLOOR

ENTRANCE HALL

Ceiling light point, radiator.

OPEN PLAN LOUNGE & DINING SPACE 19'8" x 13'5" (6m x 4.1m)

Coving to the ceiling, two radiators, ceiling light points, understairs storage cupboard, uPVC double glazed window, uPVC sliding patio doors to rear garden area, stairs to first floor.

KITCHEN 13'1" x 6'10" (4m x 2.1m)

Fitted with a range of wall and base units with co-ordinating worktops, built in eye level double oven, four burner gas hob, extractor hood, sink and drainer with mixer tap, plumbing and space for washer machine, spaces for appliances. Ceiling light point, radiator, part wall tiled, uPVC double glazed window, uPVC double glazed door to outside

FIRST FLOOR

MASTER BEDROOM 11'1" x 10'9" (3.4m x 3.3m)

Fitted with a range of built in wardrobes, ceiling light point, radiator, uPVC double glazed window with front aspect, door to ensuite

ENSUITE 8'2" x 6'10" (2.5m x 2.1m)

Ensuite shower room comprises shower enclosure, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, shaver point, uPVC double glazed window

BEDROOM 10'9" x 8'2" (3.3m x 2.5m)

Built in wardrobes, ceiling light point, radiator, uPVC double glazed window with rear aspect

BEDROOM 8'10" x 7'2" (2.7m x 2.2m)

ceiling light point, radiator, uPVC double glazed window with rear aspect

BATHROOM 8'6" x 6'10" (2.6m x 2.1m)

Fully tiled shower room with electric shower, wall mounted wash hand basin, low level w.c. Ceiling light point, radiator, shaver point, uPVC double glazed window

OUTSIDE

Block paved driveway enclosed with shrubbery hedge and leading to a single garage.

The rear garden has a block paved patio area, lawn and mature shrubs and planting shrubs. Garden Shed

GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 399911



Tarragon Drive, Meir Park, Stoke-On-Trent,

Services

We believe all are available.

Tenure

Assumed to be freehold.

Offer Procedure

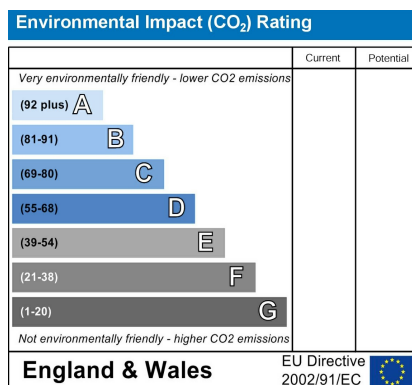
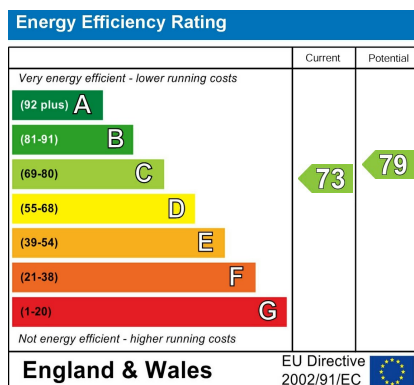
All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion





For illustration purposes only. Do not scale.



Ground Floor



First Floor

Tarragon Drive, Meir Park FLOOR PLAN



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