

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



22 Brookwood Drive, Meir, Stoke-On-Trent, ST3 6HY

Offers In Excess Of

£130,000

- Watch Our Online Video Tour!
- Spacious Lounge
- Convenient Location
- White Bathroom Suite
- Three Bedrooms
- Stylish Kitchen
- Landscaped Rear Garden

Welcome to this property on Brookwood Drive, a charming three bedroom semi-detached house nestled in the heart of Meir. Boasting a family-friendly layout, modern amenities and a landscaped rear garden this property offers the perfect blend of comfort and convenience for discerning homebuyers.

The ground floor of the house is thoughtfully designed to accommodate the needs of a modern family. The spacious living room provides ample space for relaxation and entertainment, while large windows allow natural light to flood the room, creating a bright and airy ambiance. Adjacent to the living room is a stylish kitchen equipped with modern appliances and plenty of storage space.

Upstairs, you'll find three comfortable bedrooms each offering a peaceful retreat for rest and relaxation. The master bedroom benefits from plenty of natural light and ample storage space while the additional bedrooms are perfect for children, guests, or home offices.

A highlight of the property is its landscaped rear garden, a tranquil oasis where you can unwind and enjoy the outdoors. Whether you're hosting a barbecue with friends or simply enjoying a quiet afternoon in the sunshine the garden provides the perfect setting for outdoor living.

Located in the desirable area of Meir, Brookwood Drive offers easy access to local amenities, schools, and transport links, making it an ideal choice for families looking to put down roots in the community.

Don't miss out on the opportunity to make this wonderful semi-detached house your new home. Schedule a viewing today and discover the comfort and convenience that awaits you at 22 Brookwood Drive.

See our online virtual tour and for more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

Laminate flooring. Radiator. UPVC double glazed front door. Stairs leading to the first floor.

### LIVING ROOM

11'10 x 11'7 (3.61m x 3.53m)

Laminate flooring. Radiator. UPVC double glazed window. Electric fire.

### DINING ROOM

10'0 x 8'8 (3.05m x 2.64m)

New fitted carpet. Radiator. UPVC double glazed window. Part timber panelled walls.

### KITCHEN

12'0 x 8'7 (3.66m x 2.62m)

Range of white wall cupboards and base units with integrated electric oven and hob. Wood effect vinyl flooring. Tiled splashback. Two storage cupboards. UPVC double glazed window. Timber rear door.

## FIRST FLOOR

### LANDING

Fitted grey carpet. Cupboard containing the new combi boiler, Access to the loft.

## BEDROOM ONE

13'9 x 10'4 (4.19m x 3.15m)

Laminate flooring. Radiator. UPVC double glazed window.

## BEDROOM TWO

10'5 x 10'2 (3.18m x 3.10m)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM THREE

9'2 x 7'5 (2.79m x 2.26m)

Fitted carpet. Radiator. UPVC double glazed window. Shelving.

## BATHROOM

7'4 x 5'6 (2.24m x 1.68m)

Modern white suite consisting of a bath with power shower over, pedestal wash basin and wc. UPVC double glazed window. Vinyl flooring. Radiator. PVC panelled walls.

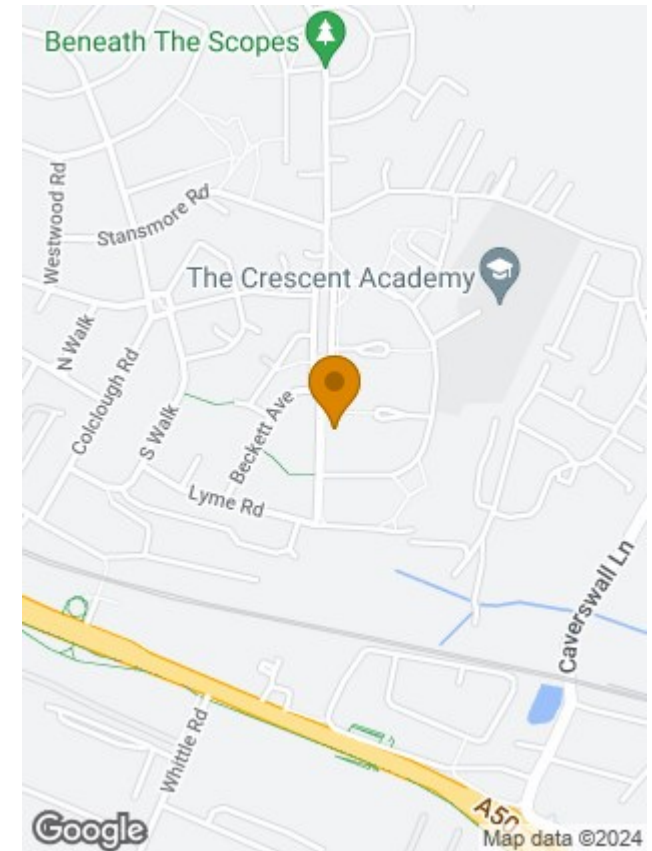
## OUTSIDE

There is a front lawn with a concrete footpath. To the rear there is a landscaped garden with a raised lawn, decked, paved and gravelled areas with an outside tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



### PLEASE NOTE

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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