

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



6 Solway Grove, Meir Hay, Stoke-On-Trent, ST3 5RR

£170,000



- Watch Our Online Video Tour!
- Corner Plot
- Combi Boiler
- Quiet Cul-De-Sac Location
- Two Bedrooms
- UPVC Double Glazing Throughout
- Detached Brick Garage
- No Onward Chain

A semi detached bungalow situated on a useful and sizeable corner plot!

Located in a quiet cul-de-sac and within walking distance to local amenities, this property in Meir Hay is bound to meet all of your criteria in your search for a bungalow!

At the entrance you are greeted by an impressive pressed concrete pathway which leads you to the front door. At this point you will appreciate the sheer size of the corner plot which is currently operated as attractive gardens but most certainly offers the potential to be converted into additional parking space if required. At the rear of the plot is a detached brick garage which is accessed by the driveway.

Internally, the bungalow is well modernised throughout, but we appreciate there are some minor and selective alternations you may wish to make. The property is well equipped with UPVC double glazed windows throughout and heating from a combi boiler.

There is no onward chain and we would be delighted to show you around!

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





## ENTRANCE HALL

UPVC double glazed front door. Vinyl floor. Radiator

## KITCHEN

10'01 max x 7'02 max (3.07m max x 2.18m max)

UPVC double glazed window. Vinyl floor. Radiator. Base cupboards and wall units. Integrated oven and gas hob. Wall mounted extractor. Integrated fridge and freezer.

## LIVING ROOM

15'02 max 10'02 min x 10'05 max 9'01 min (4.62m max 3.10m min x 3.18m max 2.77m min)

UPVC double glazed window. Laminate floor. Radiator. Gas fire.

## BEDROOM ONE

10'02 to wardrobe face x 9'02 max (3.10m to wardrobe face x 2.79m max)

UPVC double glazed window. Fitted carpet. Fitted wardrobes

## BEDROOM TWO

8'06 x 7'01 (2.59m x 2.16m)

UPVC double glazed patio doors into garden. Fitted carpet. Radiator. Storage unit.

## SHOWER ROOM

6'03 x 5'04 (1.91m x 1.63m)

UPVC double glazed window. Vinyl floor. Radiator. W/C. Wash basin. Shower cubicle. Tiled walls.

## OUTSIDE

To the rear there is a patio area and a raised artificial lawn and graveled area.

The bungalow sits on a sizeable corner plot with gravelled area, pressed concrete pathway and a manageable lawn.

The driveway leads to the...

## BRICK GARAGE







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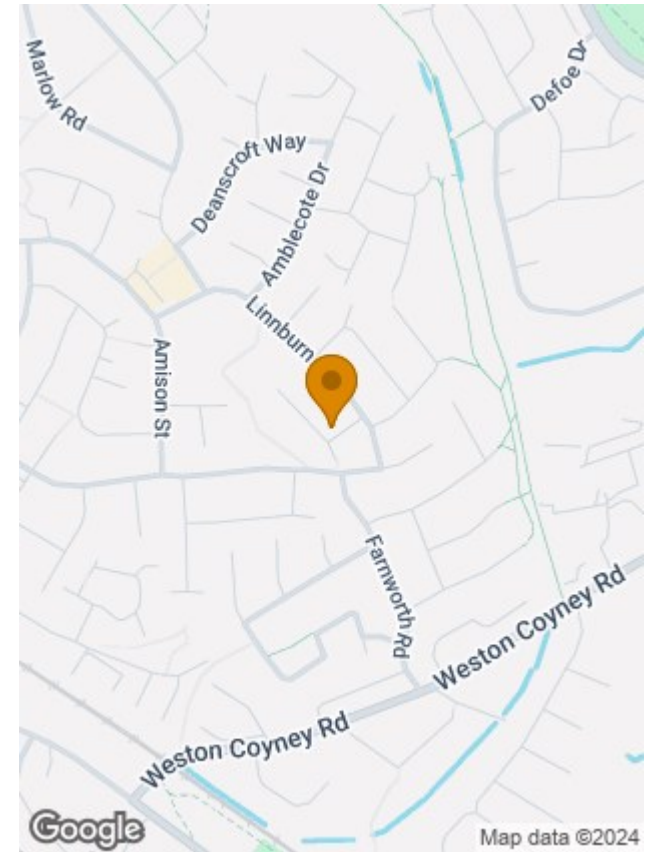


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>89</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## MATERIAL INFORMATION

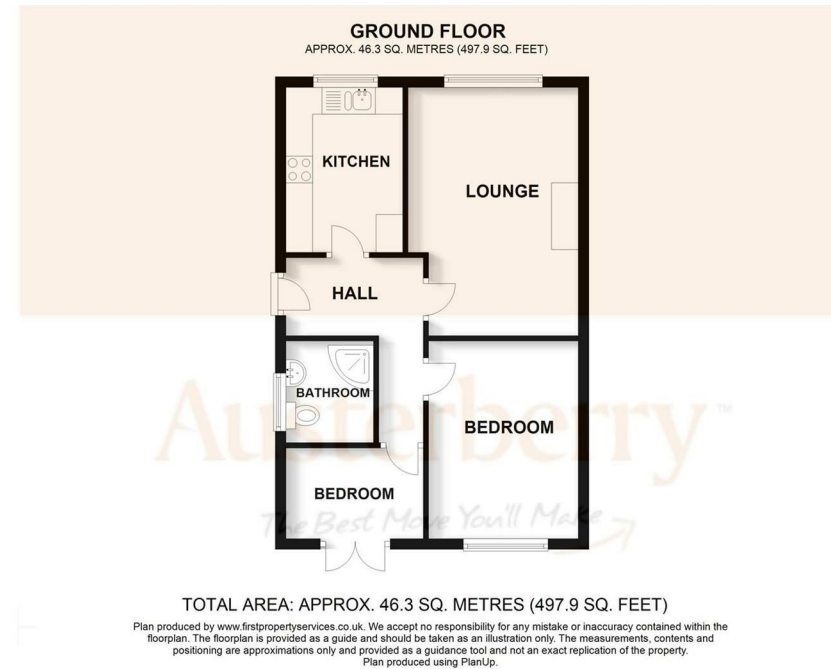
Tenure - Freehold

Council Tax Band - B



### 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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