

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



6 Sorrento Grove, Meir Hay, Stoke-On-Trent, ST3 5XZ

£275,000

- Three Bedroom Detached House
- UPVC DG & Combi Boiler
- Kitchen And Dining Room
- Rear Garden With Shrubs and Bushes
- Cul-De-Sac Location
- Modern Family Bathroom
- Tarmac Driveway for Off Road Parking
- Enclosed Rear Garden

Situated in the sought-after and family-friendly location of Sorrento Grove in Meir Hay, this attractive three-bedroom detached home offers generous living space, a thoughtfully designed extension, and a quiet cul-de-sac setting that's perfect for modern family life.

The property has been extended to the rear, creating a spacious and versatile dining area off the kitchen - an ideal space for entertaining guests, hosting family dinners, or simply enjoying a light-filled everyday living area. The main lounge is warm and welcoming offering a comfortable place to relax, while the kitchen flows seamlessly into the extended dining space, making it the true heart of the home. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom.

Outside, the property benefits from a private driveway and a good-sized rear garden - perfect for children to play, pets to roam, or summer gatherings with friends and family.

Located within easy reach of local amenities, this home offers the ideal combination of peaceful surroundings and everyday practicality. It's a fantastic opportunity for growing families, first-time buyers, or anyone looking for a detached home in one of Meir Hay's most desirable areas.

Early viewing is highly recommended to appreciate all this home has to offer!

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



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed door. Vinyl flooring. Radiator. Stairs to the first floor.

LIVING ROOM

17'11" x 11'04" (5.46m x 3.45m)

UPVC double glazed window. Fitted carpet. Radiator. Store cupboard.

KITCHEN

14'06" x 8'05" (4.42m x 2.57m)

UPVC double glazed window. Laminate flooring. Feature radiator. Range of base and wall units with integrated dishwasher, washing machine, oven and gas hob. Wall mounted extractor. Open plan into the...

DINING ROOM

22'02" x 8'10" (6.76m x 2.69m)

UPVC double glazed doors into the garden. UPVC double glazed window. Laminate flooring. Store cupboard containing the combi boiler. Under floor heating.

FIRST FLOOR

LANDING

UPVC double glazed window. Fitted carpet. Access to the loft. Store cupboard.

BEDROOM ONE

12'01" x 8'02" (3.68m x 2.49m)

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

BEDROOM TWO

10'7" x 7'11" (3.23m x 2.41m)

UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM THREE

9'02" x 6'02" (2.79m x 1.88m)

UPVC double glazed window. Fitted carpet. Radiator.

BATHROOM

6'02" x 6'01" (1.88m x 1.85m)

UPVC double glazed window. Vinyl flooring. Radiator. White suite comprising of WC, wash basin and bath with overhead electric shower. Tiled walls.

OUTSIDE

To the rear is a patio area, lawns and borders with bushes and shrubs.

There is a tarmac surfaced driveway and lawn. A storage space behind what was formerly the garage.





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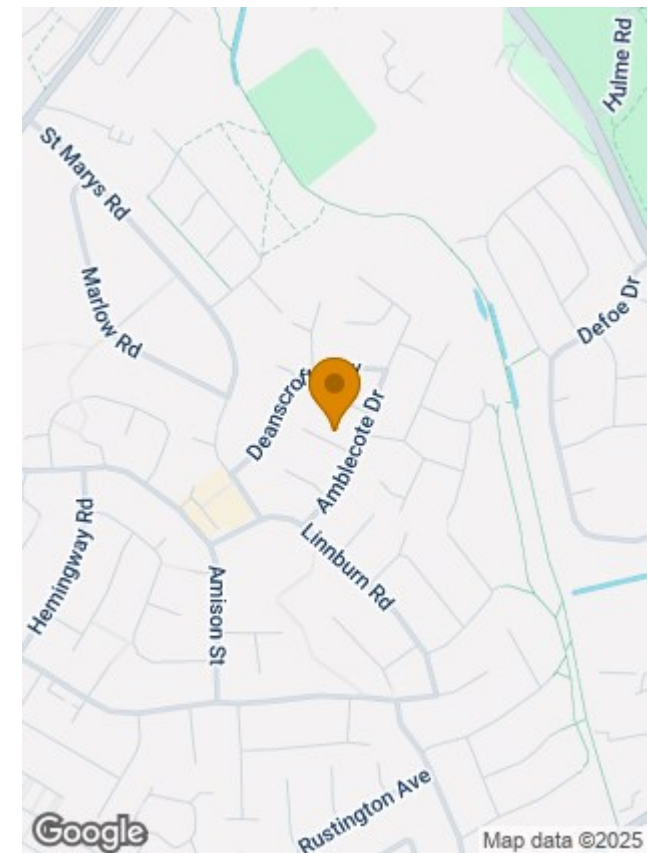


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C



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

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