

£235,000

James Du Pavey
INDEPENDENT ESTATE AGENTS



3



1



1



5 REASONS WHY WE LOVE THIS HOUSE:

1

This property will appeal to many! Perfect property for first time buyers, families, downsizers or savvy investors

2

Stunning family room to the rear with part vaulted ceilings, sky window and French doors enjoying views of the rear garden

3

Immaculately presented, having contemporary fittings and neutral decor throughout, this is show home standard!!! Just pack your bags and move straight in!!

4

Generous plot with a private rear garden which isn't overlooked and a large driveway providing parking for several vehicles and a detached garage

5

Sought after location with a good range of local amenities and easy access to commuter links of



Meir Heath

1, Milward Grove, Staffordshire, ST3 7EE

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Good House-Keeping? Grand Designs? Vogue or Gardeners Weekly? HEY! Put that literature down! Come and see the perfect home for your very own peepers! Yes here at James Du Pavey we have a special home worthy of any glossy page but within reach to the quickest house hunter! A simply stunning three bedroom semi-detached pad in Meir Heath! The ground floor promises a welcoming entrance hallway with pretty tiled floor, a cosy living room with fireplace with wooden beam mantle, a must have guest WC and the show stopper....a stunning open plan kitchen/diner/family room which is the hub of the home having been extended with a vaulted ceiling with sky light and French doors leading out to the rear garden. The kitchen area has a contemporary kitchen with integrated appliances and a breakfast bar with the dining area having a walk in bay window and plenty of space for a large dining table and a sofa. The first floor promises three bedrooms, two doubles and a good sized single and a modern family bathroom boasting both a bath for when you want to soak away the stresses of the day and walk in shower for when you need to dash! The house itself is perfectly positioned in a quiet cul de sac on a good sized plot with plenty of private off road parking, enough to park a fleet of vehicles or even a motor home! Add to this a detached garage and a private rear garden which has a gravelled seating area and lawn. All beautifully presented throughout by the current owners..... Milward Grove is the hottest scoop on the market!!

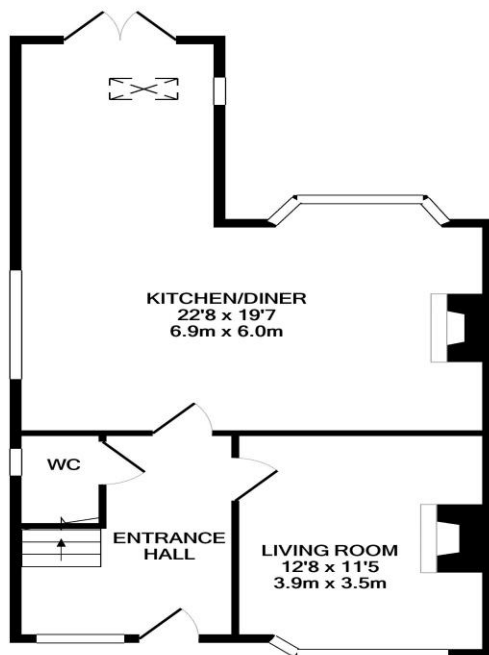
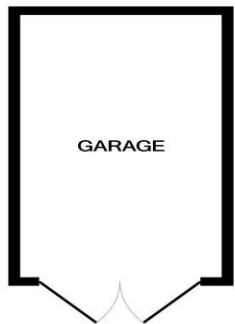
Directions

From our Stone office head south-east on Christchurch Way/A520

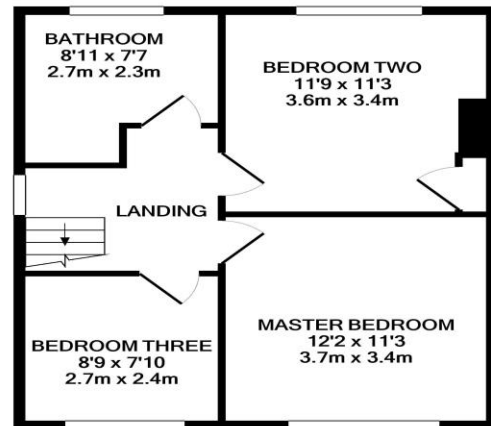
towards Mill Street. Turn right onto Crown Street/A520. Take the slight right onto Newcastle Street/A520. Keep left to continue on Radford Street/A520 and continue to follow A520 for 4.1 miles. At the roundabout, take the third exit onto Windmill Hill/A520 and go through one roundabout. At the roundabout, take the first exit onto Sandon Road/A520. Then left onto Milward Grove where the property can be found as indicated by our For Sale board.



James Du Pavey - Stone

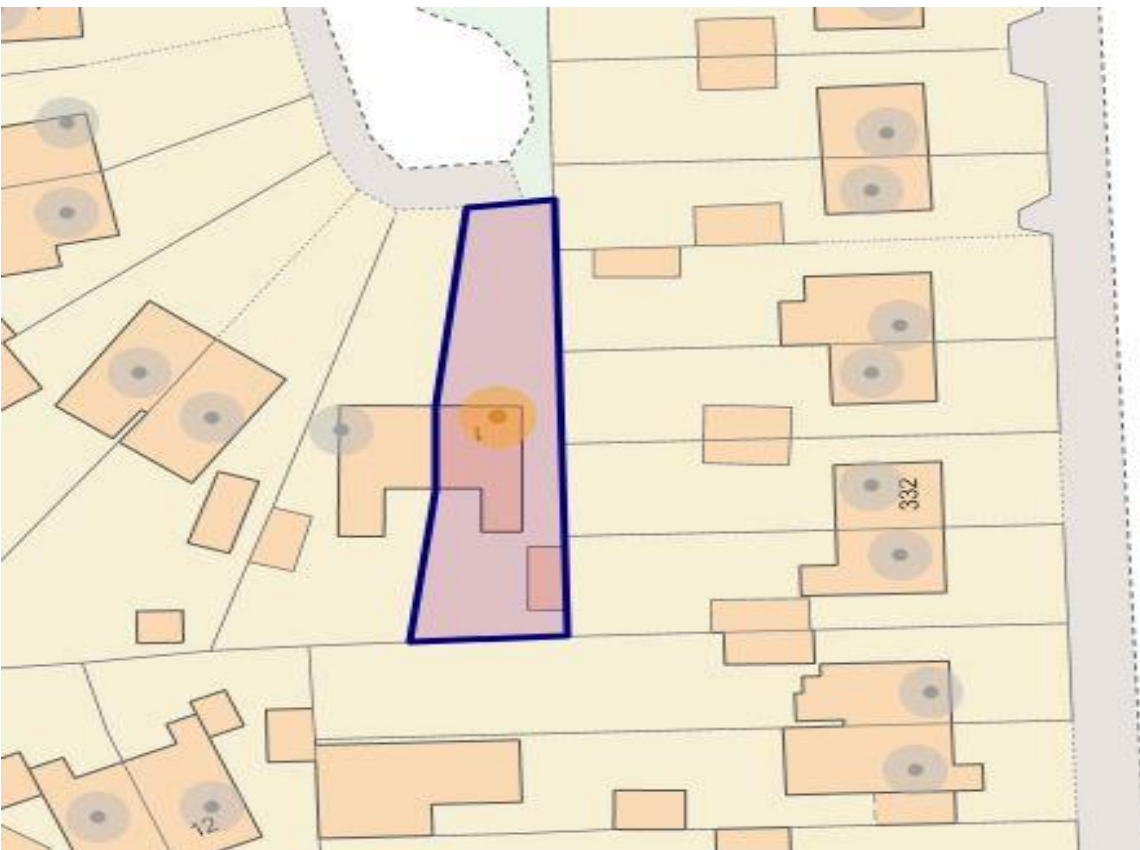


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Tenure: Freehold –

Council Tax Band:

Notes:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

Agents' Notes

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

Referrals

We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. We recommend Gent Law Ltd for conveyancing, they are a connected company to James Du Pavey Ltd but their advice remains completely independent and they are an SRA regulated firm of solicitors, they do not pay us a referral fee. We can also recommend other solicitors who pay us a referral fee of £168 inc VAT. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waive their fee for clients referred by James Du Pavey Estate Agents. RPUK Ltd pay James Du Pavey 40% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RPUK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

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