

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



46 Hollies Drive, Meir Heath, Stoke-On-Trent, ST3 7JR

£210,000

- Three Bedrooms
- Living And Dining Rooms
- Detached Garage
- Prime Location!
- Rear Extension
- Shower Room
- Utility Room
- Some Modernisation Required

Positioned within the highly regarded Hollies Drive, this extended three-bedroom semi-detached residence presents a rare opportunity to create a truly exceptional family home in a desirable setting!

The property has been thoughtfully extended to the rear, introducing an impressive dining space that forms the heart of the home. Bathed in natural light and enjoying attractive views over the garden, this inviting area is perfectly suited to both relaxed family living and stylish entertaining.

The first floor offers three well-proportioned bedrooms, providing versatile accommodation for families, guests, or home working!

While some modernisation is required, the property's generous proportions, established plot, and prime location combine to offer significant scope for enhancement, allowing an incoming purchaser to design and finish the home to an exact personal standard.

Set within the ever-popular village of Meir Heath, the property enjoys a balance of peaceful surroundings and convenient access to local amenities, well-regarded schools, and commuter links.

Call or e-mail us to arrange your viewing today!



GROUND FLOOR

ENTRANCE PORCH

UPVC double glazed front door. Fitted carpet. Radiator.

HALLWAY

Timber front door. Fitted carpet. Radiator. Store cupboard. Stairs to the first floor.

LIVING ROOM

12'8 x 12'5 (3.86m x 3.78m)

Fitted carpet. Radiator. UPVC double glazed bow window. Gas fire.

KITCHEN

10'5 x 7'9 (3.18m x 2.36m)

Tiled floor. UPVC double glazed window. Range of wall cupboards and base units with integrated oven and hob. Tile effect splashback.

DINING ROOM

16'11 max x 9'3 max (5.16m max x 2.82m max)

UPVC double glazed rear door and UPVC double glazed door leading out into the garden. Fitted carpet. Two radiators.

FIRST FLOOR

LANDING

Fitted carpet. UPVC double glazed window. Store cupboard.

BEDROOM ONE

13'3 into bay window x 9'1 to wardrobe face (4.04m into bay window x 2.77m to wardrobe face)

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

BEDROOM TWO

9'3 to wardrobe face x 8'6 (2.82m to wardrobe face x 2.59m)

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

BEDROOM THREE

6'10 x 6'3 to wardrobe face (2.08m x 1.91m to wardrobe face)

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

SHOWER ROOM

Vinyl flooring. UPVC double glazed window. Towel rail radiator. Shower compartment with electric shower, wash basin in a vanity unit and wc.

OUTSIDE

The rear garden is south facing and has a lawn and paved areas.

There is a garden to the front of the property and a driveway for off road parking which leads to the...

DETACHED GARAGE

34'5 x 8'9 (10.49m x 2.67m)


UTILITY ROOM (AT REAR OF THE GARAGE)

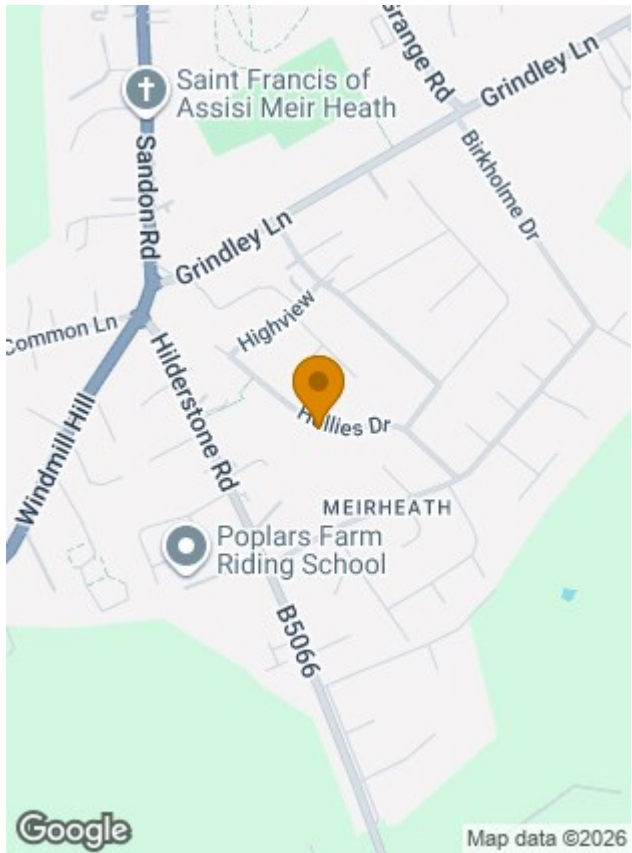
8'9 max x 7'5 (2.67m max x 2.26m)

UPVC double glazed window. Radiator. Plumbing for washing machine. Gas combi boiler. Wc.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

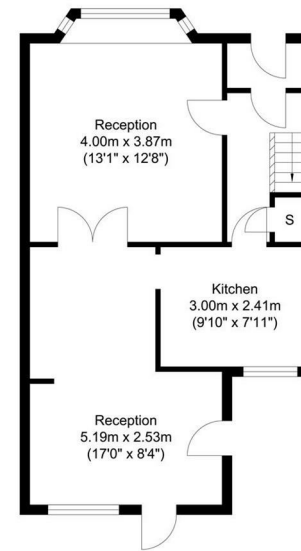
Tenure - Freehold

Council Tax Band - C

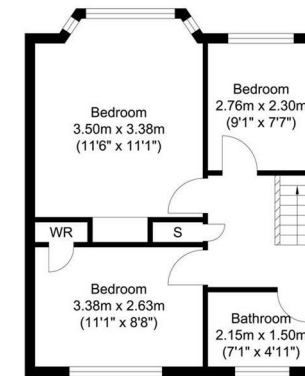


PLEASE NOTE

- * 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.



Ground Floor



First Floor

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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