

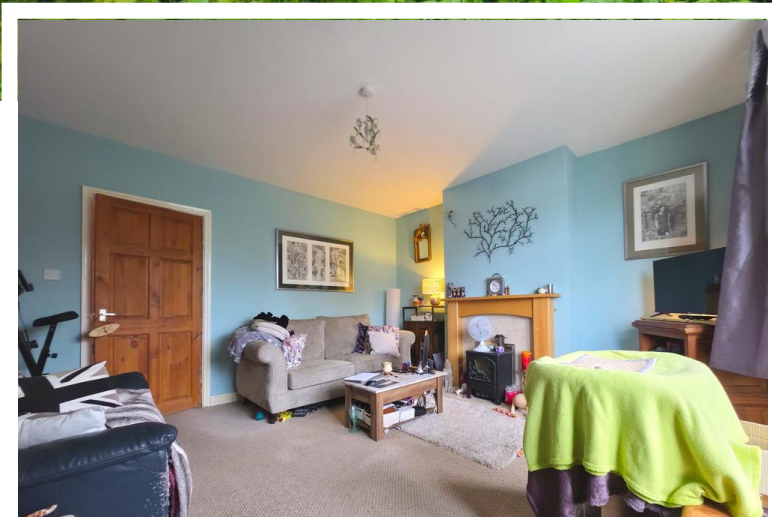


**Westwood Road**  
**Meir, ST3 6BH**

- AN END TOWN HOUSE
- THREE BEDROOMS
- LOUNGE, KITCHEN/ DINER
- SPACIOUS REAR GARDEN WITH HUGE POTENTIAL
- DRIVEWAY FOR 3 VEHICLES
- GAS C/HEATING WITH COMBI IN 2023
- UPVC DOUBLE GLAZING
- AMENITIES & ROAD LINKS NEARBY

**Offers In Region Of**  
**£149,950**





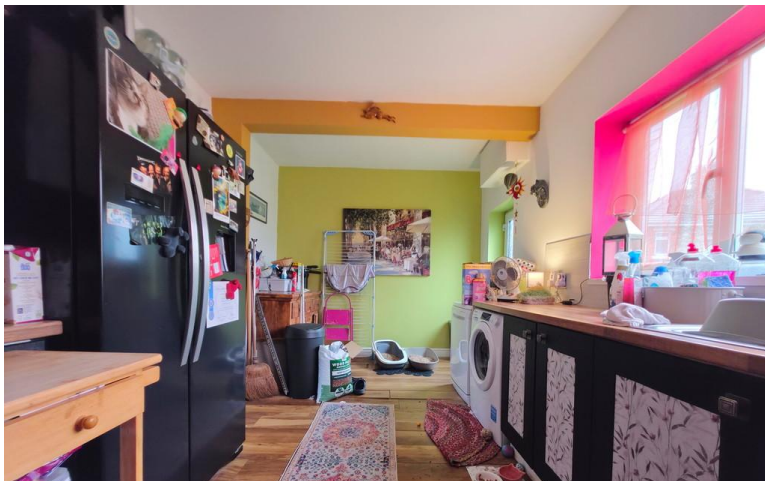
## Property Description

### INTRO

An excellent sized, and beautifully presented, **THREE BEDROOM END TOWN HOUSE**, new on the market! Comprising entrance hall, lounge, a kitchen/ dining room, and to the first floor are the bedrooms and family bathroom. A driveway to the front and side provides parking for three vehicles, and to the rear is the excellent sized rear garden, with huge potential to improve and alter to your own needs. UPVC double glazing, a well fitted roof, and gas central heating from a Main Eco compact gas combi boiler in 2023. A highly convenient location, with easy access to nearby shops, amenities and road links across the city and to the A50/ A500. Don't hesitate to contact us to get your viewing booked **IMMEDIATELY!**

### DIRECTIONS

Please use postcode **ST3 6NH** for Sat Nav/ Google Maps. Upon entering Westwood Road, the property can be seen on the left hand side (No for sale sign).



## ACCOMMODATION

### ENTRANCE HALL

UPVC front entrance door. Radiator. Staircase to the first floor.

### LOUNGE

15' 1" x 12' 7" (4.6m x 3.84m)

A bay window to the front, radiator. Electric fire and feature surround. Door to useful understairs storage cupboard.

### KITCHEN/ DINING ROOM

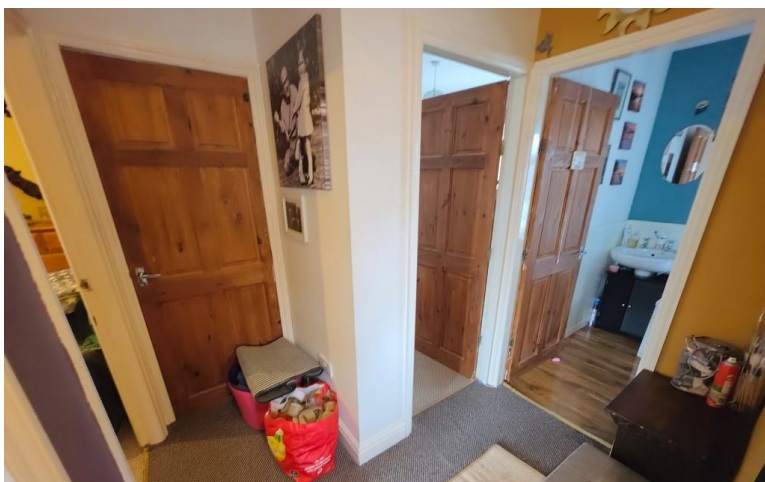
17' 5" x 9' 3" (5.31m x 2.82m)

A well fitted kitchen with a defined space for a dining table. Base and wall mounted cupboards, with worksurfaces and splash back tiling. Single drainer sink unit. Space for a tall standing fridge freezer, and space/plumbing for both a washing machine and a dishwasher. Electric oven and grill with four ring gas hob. Window to the rear. Radiator. UPVC rear access door.



### FIRST FLOOR LANDING

Access to the loft via hatch. Window to the side. Door to useful good sized storage cupboard, also housing the Main Eco compact gas combi boiler (installed in 2023).



### BEDROOM ONE

10' 4" x 9' 8" (3.15m x 2.95m)

Window to the rear, radiator.

### BEDROOM TWO

10' 3" x 9' 10" (3.12m x 3m)

Window to the front, radiator.

### BEDROOM THREE

9' 3" x 7' 0" (2.82m x 2.13m)

Window to the rear, radiator.

### BATHROOM

7' 4" x 6' 4" (2.24m x 1.93m)

A panelled bath, with Triton T80 electric shower over. Low level W.C and wash hand basin with vanity cupboard. Radiator. Frosted window to the front. Part tiled walls.



### EXTERNALLY

#### FRONT DRIVEWAY

A driveway being gravelled stone, paved/ concrete, allowing parking for approx three vehicles. Leads to the side, and gated access to:



#### REAR GARDEN

A great sized laid to lawn rear garden, enclosed with fencing, and with a paved pathway. Potential to create a lovely garden space.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.



#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



#### LOCAL AUTHORITY

Stoke on Trent City Council.

#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: 73C Potential: 86B





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Kidsgrove  
Stoke-On-Trent  
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ST7 1EA

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements