

SmartSale

4u



Beverley Drive , Stoke-on-Trent ST2 0JQ

- Spacious reception room
- Three-bedroom semi-detached home
- Private rear garden
- Well-proportioned kitchen
- Driveway providing off-road parking

£134,995 Freehold





Location

Full Description

The accommodation is thoughtfully arranged and offers generous living space throughout. The ground floor comprises a welcoming entrance leading into a spacious reception room, providing ample room for both living and dining areas. The layout allows for flexibility in furniture placement and enjoys good natural light, creating a comfortable and functional environment for modern family living. The kitchen is positioned to the rear of the property and offers a range of storage and worktop space, with access through to the rear garden.

To the first floor, there are three well-proportioned bedrooms, offering versatility for family use, guest accommodation or a home office setup. The family bathroom serves the upper floor and completes the internal layout.

Externally, the property benefits from a private driveway providing off-road parking. The rear garden offers outdoor space with scope for landscaping or personalisation, ideal for those looking to create a low-maintenance garden or family-friendly outdoor area.

The property is of brick construction, offered on a freehold basis and available with vacant possession, allowing for a smooth and straightforward purchase.

Please include this on the advert **SAVE UP TO £2,000 -**

LEGAL FEES CONTRIBUTION

We'll contribute towards standard conveyancing costs when you buy this property using our recommended solicitor. Payable on completion. If the transaction does not complete, any fees/costs incurred remain payable by the buyer.

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if

you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority
Council Tax Band
EPC Rating **D**



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Agents Note: Whilst every care has been taken to prepare these 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 accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.