



ESTATE AGENTS

... the key to a successful move



Brookview Drive, Weston Coyney, Stoke-On-Trent, ST3 5XJ

**Offers in the
region of
£165,000**

Nestled in the charming area of Weston Coyney, Stoke-On-Trent, this delightful mews house on Brookview Drive offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The property features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The kitchen, while not specified, is typically a functional space that allows for culinary creativity, making it a joy to prepare meals.

Situated in a friendly neighbourhood, this home benefits from local amenities and transport links, making it easy to access the wider Stoke-On-Trent area. The surrounding environment is perfect for leisurely walks and enjoying the outdoors, adding to the appeal of this lovely residence.

In summary, this two-bedroom mews house on Brookview Drive is a wonderful opportunity for those looking to settle in a tranquil yet accessible location. With its inviting reception room and practical layout, it promises a comfortable lifestyle in a sought-after area. Do not miss the chance to make this charming property your new home.

w: www.keysestateagents.co.uk

Brookview Drive, Weston Coyney, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

A superbly presented two-bedroom mid-town house offering stylish accommodation, ideal for first-time buyers and investors alike."

Occupying a pleasant position within this popular residential development, 51 Brookview Drive is a beautifully presented two-bedroom mid-town house offering stylish and well-balanced accommodation, ideal for modern living.

Upon entering the property, an entrance porch provides a welcoming introduction and leads through to a spacious lounge, a bright and comfortable living area perfect for both relaxing and entertaining. To the rear, the attractive kitchen/diner is fitted with a range of units and offers ample space for dining, creating an excellent hub for everyday family life.

The first floor comprises two generously proportioned bedrooms, both enjoying an abundance of natural light, together with a well-appointed family bathroom.

Combining practicality with comfort, this delightful home represents an excellent opportunity for first-time purchasers seeking to step onto the property ladder, those looking to downsize, or investors seeking a ready-to-let addition to their portfolio.

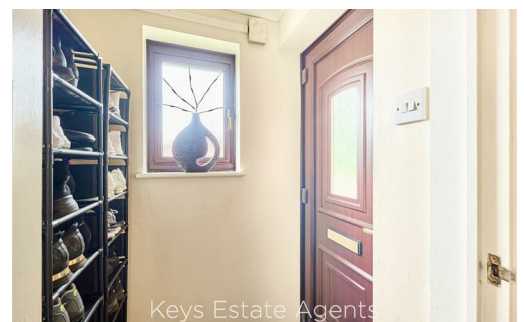
To the front is allocated parking for two vehicles and to the rear is an enclosed garden

Conveniently located close to a range of local amenities, reputable schools and excellent transport connections, this charming home offers both lifestyle and convenience in equal measure.

Early viewing is strongly recommended to fully appreciate all that this attractive property has to offer.

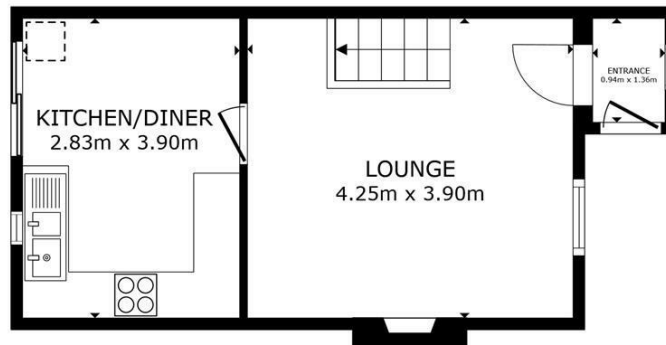


Brookview Drive, Weston Coyney, Stoke-On-Trent,

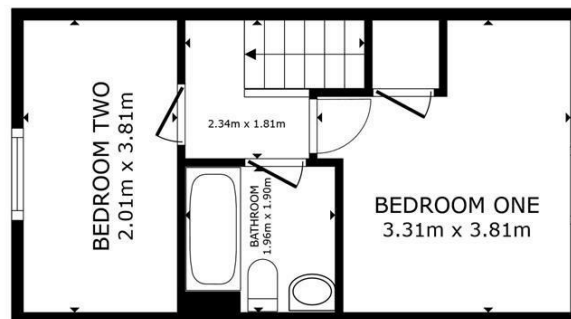


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 29.6 m² FLOOR 2 27.2 m²
TOTAL : 56.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchases should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
Written quotations of credit terms available on request. A life assurance policy may be required