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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- **Three Bedroom Modernised Semi Detached Property**
- **Gas Central Heating and Double Glazing**
- **EPC Band C Rating 71 Council Tax Band**
- **Parking and Well-Maintained Gardens**
- **Modern Bathroom**
- **Ask an advisor to book your viewing**



14 Ravenna Way, Stoke-On-Trent
Stoke-On-Trent, ST3 5YW

**Offers in Excess of
£225,000**

Description

A fully modernised three bedroom modern semi situated in Meir Hay. The property benefits from gas central heating, double glazing, modern bathroom, off-road parking and front and rear gardens. Accommodation comprises entrance hall, living room and kitchen diner at ground floor level with three bedrooms and a family bathroom to the first floor. To the frontage is a block paved driveway suitable for parking two or three cars and a lawn garden. To the side of the property is a block paved driveway with wooden sheds. Whilst at the rear is a well-maintained rear garden with patio seating area, deck seating area and a lawn garden.

Ground Floor:

Entrance Hall

With composite door to the front, carpeted floor, radiator, Power Point, stairs off.

Living Room *11' 1" x 15' 9" (3.39m x 4.81m)*

With carpeted floor, radiator, Power Point, aerial point, telephone point, inset feature electrical fire.

Kitchen Diner *8' 4" x 14' 7" (2.55m x 4.44m)*

A fitted kitchen with pale wood wall and base units, granite effect surfaces over. Part tiled walls and tiled floor. The kitchen includes an inset cooker hob and extractor hood, washer point, Power Point, radiator, and a built-in cupboard and door to the rear.

First Floor:

Landing

There is carpeted floor, PowerPoint, window to side, and a built-in airing cupboard.

Bedroom One *8' 8" x 12' 2" (2.65m x 3.71m)*

With laminate floor, radiator, PowerPoint, inset spotlights, built-in wardrobes.

Bedroom Two *9' 9" x 6' 2" (2.96m x 1.87m)*

With laminate floor, radiator, Power Point.

Bedroom Three *9' 1" x 10' 6" (2.76m x 3.21m)*

With carpeted floor, radiator, Power Point.

Family Bathroom *6' 6" x 6' 0" (1.98m x 1.84m)*

A modern fitted bathroom suite in white with WC, basin set in vanity unit, panelled bath with rainfall style shower and a screen over. Part tiled walls and a fully tiled floor. Includes heated chrome towel radiator and extractor fan.

Outside

To the frontage is a block paved driveway suitable for parking two or three cars and a lawn garden. To the side of the property is a block paved driveway with wooden sheds. Whilst at the rear is a well-maintained rear garden with patio seating area, deck seating area and lawn garden

Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Our Services

Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

Lettings

Thinking of letting your property? Keates can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

Sales

Keates offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

Mortgages

Need help deciding on a mortgage? Keates can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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Energy performance certificate (EPC)

14 Ravenna Way STOKE-ON-TRENT ST3 5YW	Energy rating C	Valid until:	8 March 2034
		Certificate number:	1500-8761-0722-1302-3743

Property type	Semi-detached house
Total floor area	73 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)