



# ESTATE AGENTS

*... the key to a successful move*



**Valerian Way, Meir Park, Stoke-On-Trent, ST3 7YY**

**Offers in the  
region of  
£365,000**

\* Detached four bedroom house

\* Lounge \* Dining Room

\* Conservatory overlooking the rear garden

\* Fitted kitchen with a range of wall and base units

\* Master bedroom with en suite shower room

\* Family bathroom with modern suite

# Valerian Way, Meir Park, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

An excellent opportunity to purchase a spacious and well-presented four bedroom detached family home situated in the highly desirable area of Meir Park. The property offers generous accommodation throughout, including multiple reception rooms, a conservatory, and en suite facilities.

Ground Floor:

Entrance hall

Lounge, Dining room.

Conservatory overlooking the rear garden

Fitted kitchen with a range of wall and base units

First Floor:

Four well-proportioned bedrooms

Master bedroom with en suite shower room

Family bathroom with modern suite

Externally:

To the front, the property benefits from off-road parking and an integral garage. To the rear is an enclosed garden, ideal for families and outdoor entertaining.

Viewing is highly recommended to appreciate the size and layout of this detached home.



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

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

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