

FOR SALE



Brookwood Drive, Meir, Stoke-on-Trent

3 Bedrooms, 2 Bathroom, Detached House

Offers In Excess Of £230,000

MARTIN&CO



Brookwood Drive, Meir, Stoke-on-Trent

3 Bedrooms, 2 Bathroom

Offers In Excess Of £230,000

- Three-bedroom detached house
- Driveway parking to the side
- Enclosed rear garden
- One reception room and kitchen
- Popular residential estate location

ENTRANCE HALL 6' 7" x 4' 11" (2.03m x 1.52m)
Entered via a composite front door, wood effect laminate flooring, stairs to the first floor.

LOUNGE 15' 10" x 9' 11" (4.84m x 3.04m) Having dual aspect double glazed windows to the front and side elevations and UPVC French doors to the rear, wood effect laminate flooring, radiator.

KITCHEN/DINER 15' 10" x 13' 2" (4.84m x 4.02m)
Fitted with a range of wall and base units with complementary worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, integrated dishwasher dual aspect double glazed windows to the front and rear elevations, ceramic tiled floor, two storage cupboards, door giving access to the rear garden, radiator.

WC 4' 5" x 2' 7" (1.36m x 0.81m) White suite comprising; low level WC and pedestal hand wash basin, double glazed window to the rear elevation, radiator.

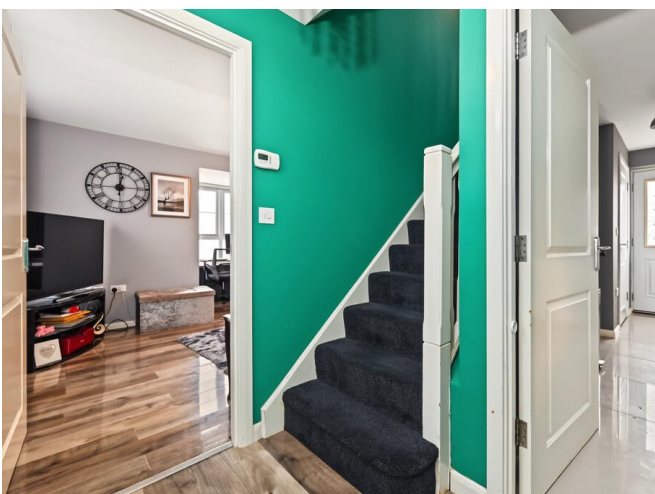
LANDING Two double glazed windows, radiator.

BEDROOM ONE Having built in wardrobes, two double glazed windows to the front elevation, radiator.

ENSUITE 6' 9" x 3' 10" (2.06m x 1.19m) White suite comprising; low level WC, pedestal hand wash basin and double shower unit, double glazed window to the side elevation, radiator.

BEDROOM TWO 10' 1" x 9' 4" (3.08m x 2.87m) Having two double glazed windows to the front elevation, built in storage cupboard. radiator.

BEDROOM THREE 6' 9" x 6' 2" (2.08m x 1.90m)
Double glazed window to the rear elevation, radiator.

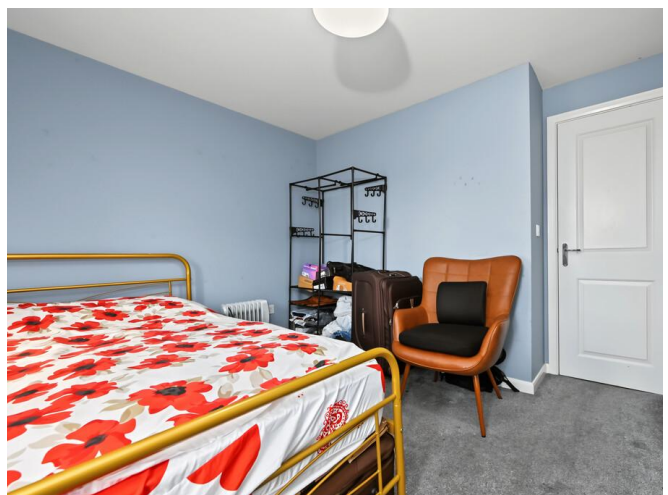
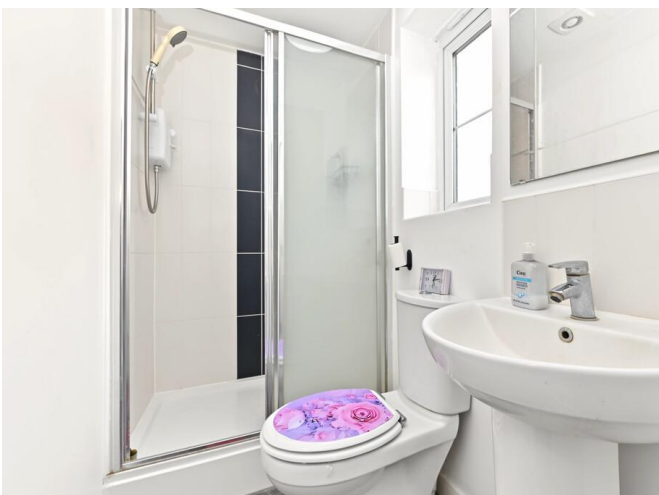




BATHROOM 6' 9" x 6' 2" (2.08m x 1.90m) White suite comprising; low level WC, pedestal hand wash basin and bath with shower over, double glazed window to the rear elevation, radiator.

EXTERNAL To the rear of the property there is a low maintenance garden with summer house. To the front there is an entrance gate with perimeter fencing whilst to the side there is driveway parking.

AGENTS NOTE Martin and Co are required by law to conduct an Anti Money Laundering check on all buyers of a property. There will be a charge of 54.00 including VAT per person. This is non refundable and payable in advance . This charge covers the cost of the Anti Money laundering and Compliance check.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor

First Floor

All measurements are approximate and for display purposes only

Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH
T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.