

**Courtway Drive Sneyd Green Stoke On Trent ST1 6DX**



**Offers In The Region Of £180,000**

## Courtway Drive, Sneyd Green, Stoke On Trent, ST1 6DX

A charming semi, three bedrooms bright,  
Nestled in a location just right.  
With welcoming rooms and space to grow,  
It's a place to love and proudly show.  
Step outside and you'll soon find,  
A lovely rear garden, peaceful and kind.  
A perfect retreat through every season,  
A home to cherish for every reason.

Nestled in the popular area of Sneyd Green, this beautifully presented semi detached house on Courtway Drive offers a perfect blend of comfort and convenience. With easy access to local amenities and schools, it is an ideal choice for families and professionals alike.

Upon entering, you are greeted by a welcoming entrance hall that leads to a separate WC, ensuring practicality for guests. The property boasts two inviting reception rooms, including a spacious open-plan lounge and dining area that flows seamlessly into a conservatory, perfect for enjoying the garden views throughout the year. The fitted kitchen is well-equipped, making meal preparation a pleasure.

The first floor features three well-proportioned bedrooms, providing ample space for relaxation and rest. A modern shower room completes this level, catering to the needs of the household. The house benefits from double glazing and central heating, ensuring warmth and comfort during the colder months.

Outside, the property offers off-road parking, a valuable asset in this popular location. The good-sized rear garden presents an excellent opportunity for outdoor entertaining, gardening, or simply enjoying the fresh air.

This charming home is a rare find in a desirable neighbourhood, making it a must-see for anyone looking to settle in Stoke On Trent. Don't miss the chance to make this lovely house your new home.

### Entrance Hall

With stairs off to the first floor. Radiator.

### Sitting/ Dining Room

9'5" x 8'5" (2.89 x 2.58)

Double glazed bay window to the front aspect with fitted window shutters. Feature surround. Radiator. Double doors with access into the lounge.

### Lounge/Diner

Open-plan area comprises;

### Lounge Area

13'0" x 10'11" (3.98 x 3.35)

Feature surround inset and hearth housing electric fire. Radiator. Open access to the dining area.

### Dining Area

9'5" x 8'5" (2.89 x 2.58)

Double glazed window to the side. Radiator. Access to the conservatory.

### Conservatory

7'7" x 7'7" (2.33 x 2.32)

Double glazed windows. Radiator. Access into the rear garden.



### Kitchen

15'8" x 8'7" narrowing to 6'2" (4.78 x 2.62 narrowing to 1.89)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. One and a half bowl sink, mixer tap. Part tiled splash backs. Space for appliances and plumbing for automatic washing machine. Double glazed window to the side with fitted window shutter. Double glazed window to the rear and Upvc door with access into the rear garden.

### First Floor

### Landing

Double glazed window with fitted window shutter to the side aspect.

### Bedroom One

13'1" x 10'9" to wardrobe (4.00 x 3.28 to wardrobe)

Double glazed window. Radiator.



**Bedroom Two**

11'10" max x 11'1" max (3.61 max x 3.40 max )

Double glazed window. Radiator.

**Bedroom Three**

6'9" x 6'3" (2.06 x 1.92)

Double glazed window with fitted window shutter. Radiator.

**Shower Room**

9'1" x 6'3" (2.78 x 1.92)

Suite comprises, shower cubicle housing Triton shower room, pedestal wash hand basin and low level WC. Heated towel rail. Double glazed window.

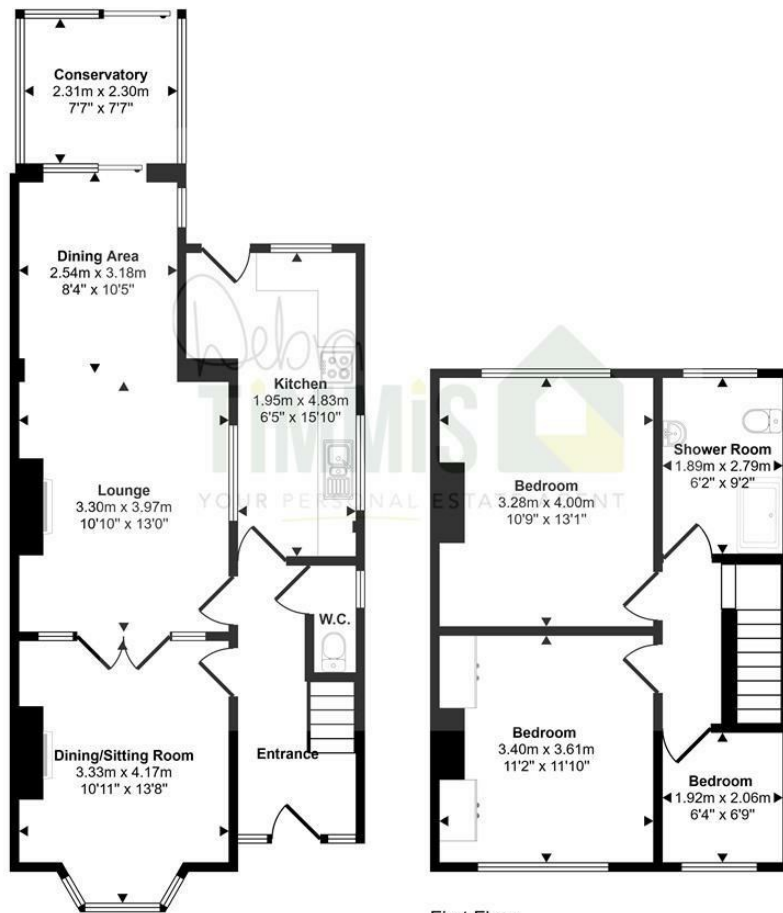


**Externally**

Low maintenance frontage and off road parking. To the rear aspect there is a patio seating area. Artificial lawn garden with planted borders. Garage sized workshop.



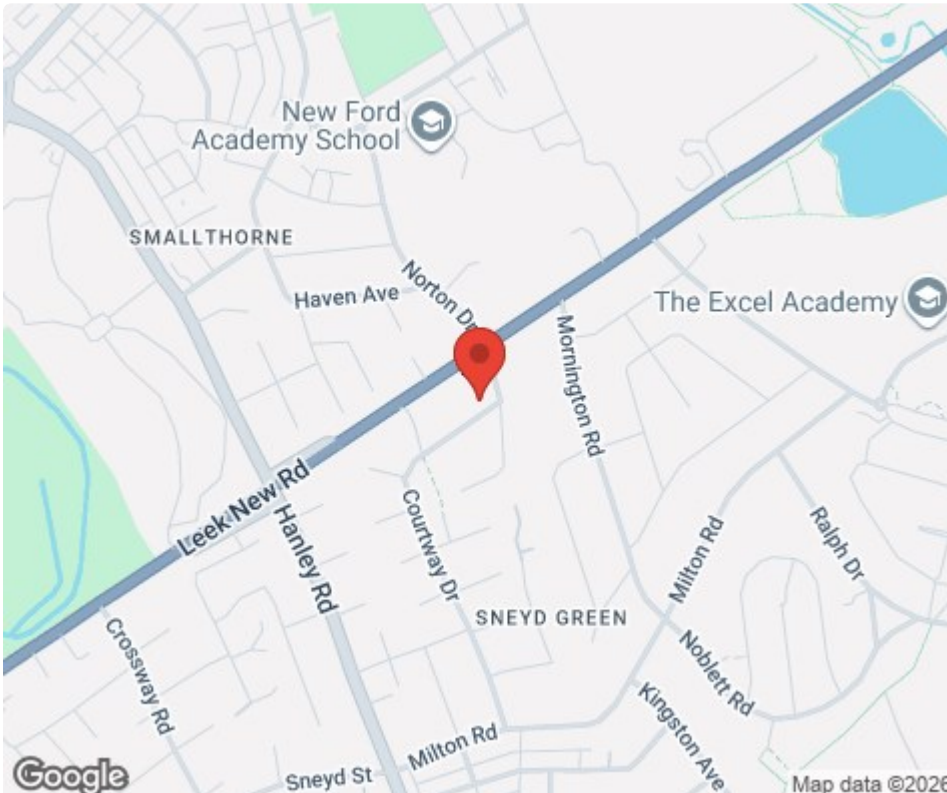
Approx Gross Internal Area  
102 sq m / 1098 sq ft



Ground Floor  
Approx 60 sq m / 649 sq ft

First Floor  
Approx 42 sq m / 449 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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