



**Broadway, Meir, Stoke-on-Trent ST3**  
**Offers in Excess of £145,000**



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**Freehold | EPC rating: C**

- Spacious driveway
- Good sized bedrooms
- Ideal starter home
- Transport links to A50
- Walking distance to shops, healthcare & schools
- Downstairs WC

**BELVOIR!**

Property is personal

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## Description

Now Available - Stunning Two-Bedroom Semi-Detached House! Ready to move into two bedroom semi-detached house, ideal for families and first time buyers. Conveniently located near Stoke-on-Trent, these properties are situated close to a range of highly regarded primary and secondary schools.

With excellent transport links just off the A50, residents benefit from easy access to Stoke city centre as well as nearby cities such as Nottingham and Derby. The homes are also within close proximity to shopping centres, local amenities, and leisure facilities, making them perfect for modern family living.

The property features a spacious open-plan kitchen and dining area, two generously sized double bedrooms, a modern family bathroom with WC, driveway parking, and a private rear garden.

The property benefits from gas central heating, UPVC double-glazed windows, and radiators throughout. We invite you to explore the 360° virtual tour and contact us to arrange a personal viewing.

## Photographs



## Rooms

### **Entrance (3'2 X 3'2) (0.97 X 0.98 M)**

As you step inside, there's a handy space to hang your coats and jackets, perfect for keeping belongings neat and tidy.

### **Lounge (11'5 X 14'11) (3.49 X 4.55 M)**

The lounge is beautifully decorated and comfortable, perfect for the whole family to relax around a charming feature fireplace. With beige carpeting, white walls, and large front windows that let in plenty of natural light.

### **Under stairs storage cupboard (2'11 X 3'5) (0.90 X 1.06 M)**

A practical under-stairs storage area that provides convenient space for shoes and other household items.

### **Kitchen (6'5 X 12'7) (1.97 X 3.84 M) / Diner (4'5 X 7'7) (1.37 X 2.32M)**

Enjoy making meals and socialising with the family in this open plan space. The kitchen overlooks the rear garden and is fully equipped with wooden wall and base cabinets, a laminate worktop, and a 1½ bowl sink with a swan neck mixer tap. There is ample space for a cooker, fridge freezer, washing machine and also room for a dining table and chairs for family meals. The sage-coloured walls add a warm and inviting touch.

### **Hallway (3'0 X 2'9) (0.91 X 0.86M)**

The hallway provides access to the WC and the exterior of the property.

### **WC (2'11 X 3'11) (0.90 X 1.21 M)**

The property includes a downstairs toilet, complete with a WC and fully tiled walls for a clean, modern finish. A convenient second toilet for the home!

### **Stairs and landing (6'0 X 2'9) (1.85 X 0.86 M)**

The staircase ascends to the first floor, providing access to two double bedrooms and a family bathroom.

### **Bedroom one (11'6 X 10'11) (3.52 X 3.34 M)**

The master bedroom is a generously sized double room, offering ample space for a king-size bed, wardrobes, bedside tables, and additional furniture. This ready to move into space which provides the perfect canvas to create your own personal touch.

### **Bedroom two (8'6 X 11'9) (2.62 X 3.59 M)**

The second double bedroom, currently utilised as a child's room, offers versatile space that could serve as a guest bedroom, children's room or a home office. It features a pleasant view overlooking the garden.

### **Family bathroom (6'0 X 8'7) (1.85 2.64 M)**

Enjoy a good soak in the bath tub at the end of a busy day! This spacious family bathroom features a 3 piece suite and fully tiled walls; a bathtub with electric shower over bath, shower screen, sink and toilet unit.

### **Parking**

Enjoy the convenience of driveway parking on a spacious tarmac drive, accommodating up to two large vehicles. Additionally, unrestricted street parking is available at the front of the property.

### **Garden**

Great for children or BBQs! The rear garden is a suntrap, featuring a well-maintained lawn alongside areas designated for plants and borders. Additionally, a wooden shed provides convenient storage space. Side access for bins.

Tenure: Freehold

Council tax band A (Stoke-on-Trent City Council)

According to Ofcom's availability: Mobile coverage by Three, Vodafone, EE, O2, Broadband availability - Highest available download speed Ultrafast 10000 Mbps. Highest available upload speed Ultrafast 10000 Mbps with Openreach, Nexfibre, VX Fiber.

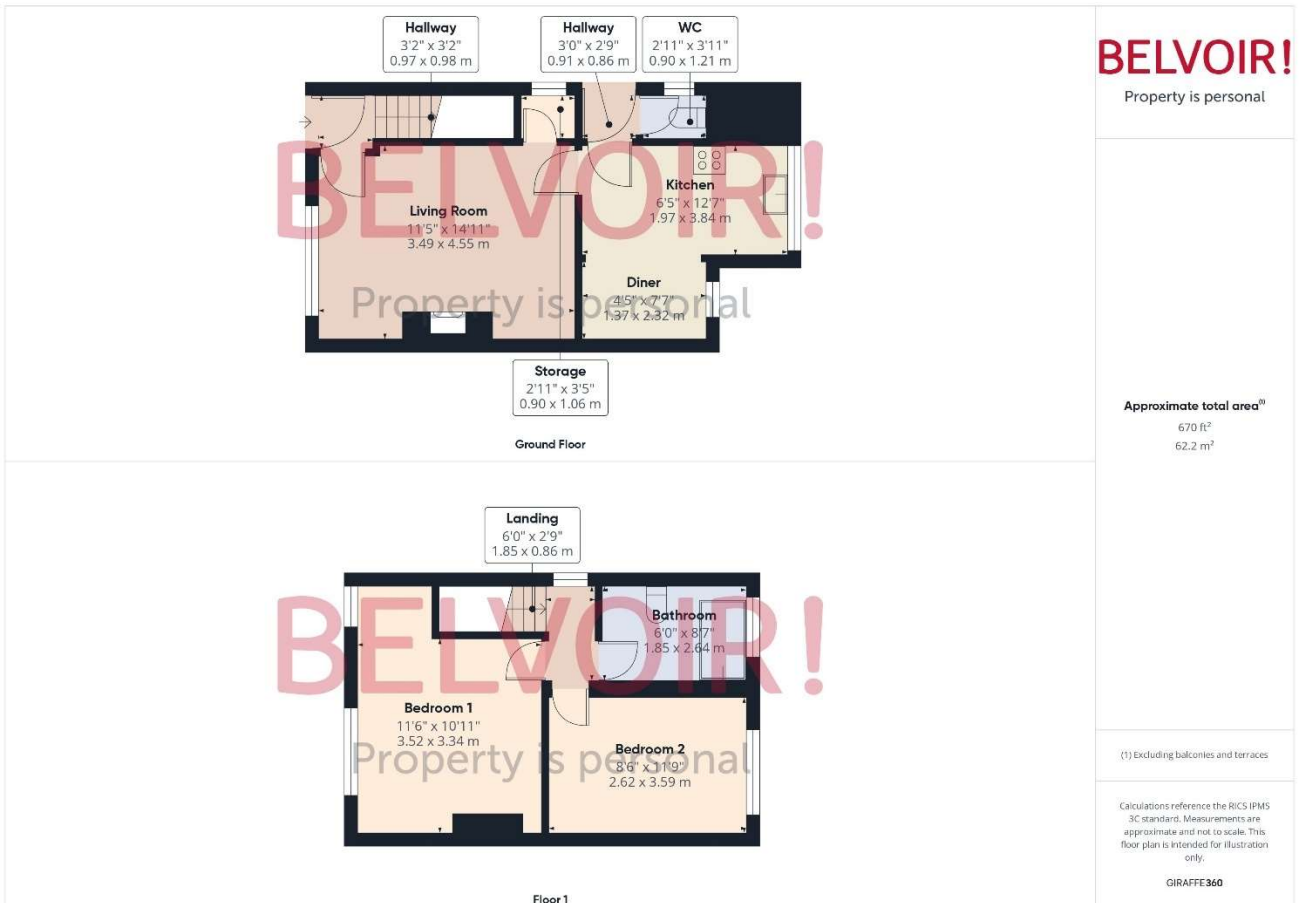
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Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of up to 20% (inc VAT) of the mortgage commissions earned by the Mortgage Advice Bureau, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to Movebutler, Goddard Dunbar, McQuades, Charltons solicitors or Knights solicitors. We may receive a fee of up to £180 (inc VAT), if you use their services. If you require a removals firm, we can refer you to Move My Stuff. We may receive a fee of up to 10% of the invoice value, if you use their services.

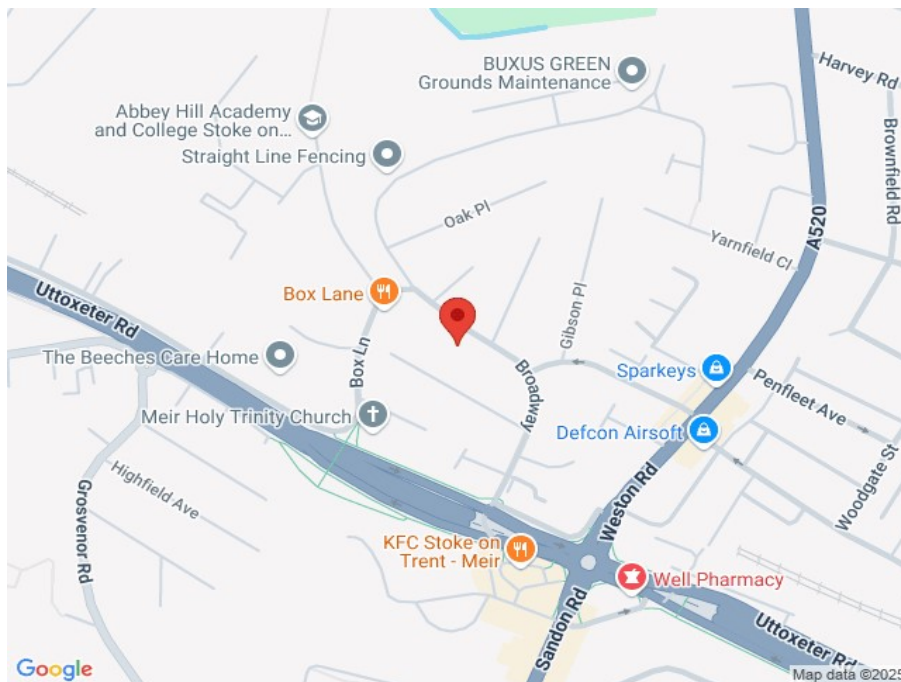
More photographs



# Floorplan



# Map



<https://www.belvoir.co.uk/stoke-on-trent-estate-agents/>