



## 35 The Wood, Meir, Stoke-On-Trent, ST3 6HR

Offers In The Region Of £300,000

- Offered for sale with no onward chain
- Main bathroom plus additional ensuite to the principal bedroom
- Private driveway providing ample off-road parking
- Fantastic opportunity to modernise and add value in a desirable setting
- Spacious detached bungalow with excellent potential
- Open plan sitting room and dining area, ideal for modern living
- Garage offering additional storage or parking
- Four generous double bedrooms
- Fitted kitchen with scope for further improvement
- Gardens to both the front and rear, perfect for outdoor enjoyment

# 35 The Wood, Stoke-On-Trent ST3 6HR

Whittaker & Biggs are pleased to offer to the market this spacious detached bungalow that presents an excellent opportunity for those seeking a home with great potential. Boasting four well-proportioned bedrooms and two bathrooms, this property is perfect for families or those looking for extra space.

The heart of the home features an open plan sitting room and dining area, designed for modern living and ideal for entertaining guests or enjoying family time. The fitted kitchen, while functional, offers scope for further improvement, allowing you to personalise the space to your taste and needs.

Set in a desirable location, this bungalow not only provides comfort but also the chance to modernise and add value, making it a wise investment for the future. The private driveway ensures ample off-road parking, while the detached garage offers additional storage or parking options, enhancing the practicality of this lovely home.



Council Tax Band: D



### **Hallway**

Wood double glazed door with side light window to the frontage, two radiators, loft hatch.

### **Breakfast Kitchen**

11'9" x 13'4" max measurement

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, units to the base and eye level, peninsula breakfast bar, Diplomat ceramic hob, Hygena electric fan assisted oven and separate grill, stainless steel sink with drainer, chrome mixer tap, space for an under counter fridge, space for a free standing fridge freezer, radiator.

### **Dining Room**

11'9" x 10'11"

UPVC double glazed window to the side aspect, radiator.

### **Sitting Room**

15'9" x 15'7"

Aluminium double glazed patio doors to the side aspect, UPVC double glazed window to the rear, electric fire, marble hearth and surround, metal mantle, two radiators.

### **Utility Room**

10'11" x 8'2"

UPVC double glazed door to the rear, UPVC double glazed window to the rear, base units, circular stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a tumble dryer, gas fired wall mounted Potterton combi boiler, radiator.

### **Bathroom**

11'9" x 8'2"

UPVC double glazed window to the frontage, two internal wood glazed windows, corner bath, chrome and crystal mixer tap, vanity wash hand basin, chrome and crystal mixer tap, low level WC, fully tiled, tiled floor, radiator.

### **Bedroom One**

11'10" x 11'10"

UPVC double glazed window to the frontage, radiator.

### **En-suite**

6'2" x 5'1"

UPVC double glazed, stained glass window to the side aspect, quadrant shower enclosure, brass fittings, vanity wash hand basin, brass mixer tap, concealed cistern low level WC, fully tiled, tiled floor, white coil radiator.

### **Bedroom Two**

11'9" x 9'8"

UPVC double glazed window to the rear, fitted wardrobes, radiator.

### **Bedroom Three**

11'0" x 10'7"

UPVC double glazed window to the frontage, radiator.

### **Bedroom Four**

10'9" x 10'11" max measurement

UPVC double glazed window to the rear, fitted wardrobes, radiator.

## Garage

18'5" x 15'3"

Metal up and over door, wood pedestrian door to the side aspect, two wood glazed windows to the rear, power and light.

## Externally

To the frontage, gravel driveway, area laid to lawn, dwarf wall boundary, metal gates, well stocked borders, dual gated access to the rear.

To the rear, paved patio, mainly laid to lawn, fence boundary, mature trees and shrubs.

## AML REGULATIONS

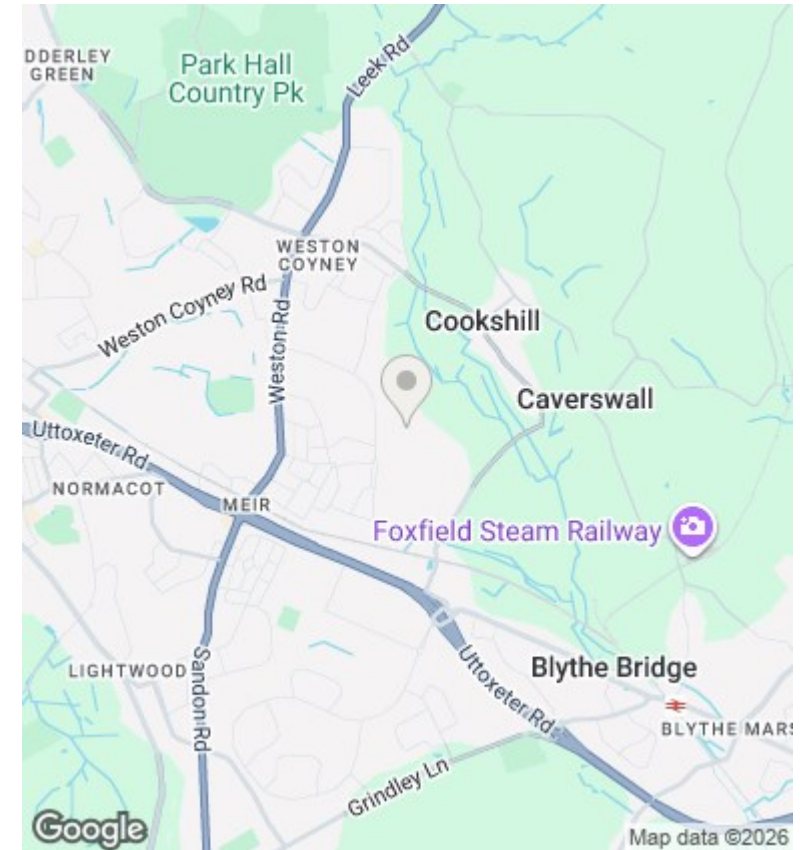
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		65	
(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	