



4 Melrose Avenue, ST3 7LY

Offers over £230,000

PHONE LINES OPEN 9AM-9PM, MONDAY TO SATURDAY - SUNDAYS 10AM-2PM*

Home is where your story begins.*

A well-presented three-bedroom semi-detached home situated in Meir Heath, offering spacious and versatile accommodation throughout. The property benefits from a bay-fronted lounge, kitchen/diner, downstairs WC and three well-proportioned bedrooms. Externally, there is driveway parking, a landscaped rear garden and detached garage. An ideal home for first-time buyers, couples or families looking for a well-maintained property in a convenient residential location.

Denise White Estate Agent Comments

A beautifully presented three-bedroom semi-detached home situated in the popular Meir Heath area, offering well-proportioned accommodation, off-road parking and a landscaped rear garden with detached garage.

The property briefly comprises an entrance hallway, spacious bay-fronted lounge and a sociable open-plan-style kitchen/diner with doors opening directly onto the rear garden, alongside a useful downstairs WC. To the first floor are three well-proportioned bedrooms, with both the principal bedroom and bedroom two benefiting from fitted wardrobes, together with a family bathroom.

Externally, the property offers a driveway providing parking for approximately two vehicles, while the landscaped rear garden features areas of lawn, decking and multiple seating areas, creating an excellent space for outdoor dining and entertaining. A detached garage provides valuable additional storage and potential for alternative use, subject to the necessary permissions.

Located in Meir Heath, the property is well placed for local amenities including convenience stores, pubs and eateries, with Meir Heath Academy nearby. Meir Park provides further shopping and everyday amenities, while Blythe Bridge railway station and the A50 offer convenient commuter connections.

Location



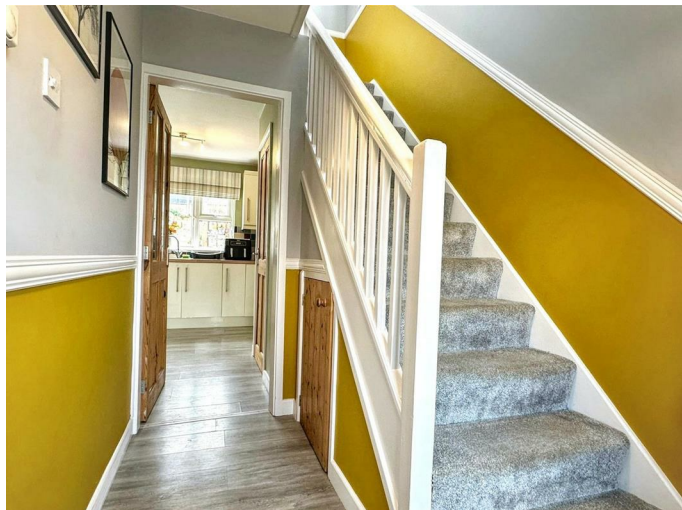
Meir Heath is a popular residential area on the southern edge of Stoke-on-Trent, offering a pleasant balance of community living, countryside surroundings and convenient access to nearby towns and cities. The area has an established village feel, with local shops, a village hall, sporting facilities and places to eat and socialise.

There are plenty of opportunities to enjoy the outdoors, with the surrounding countryside providing excellent walking routes and nearby Trentham offering further leisure attractions, including Trentham Gardens and its extensive shopping and recreational facilities.

The area is well suited to families, with Meir Heath Academy providing primary education, alongside a choice of schools in the surrounding areas. For commuters, the A50 and A34 are readily accessible, providing links towards Stoke-on-Trent, Uttoxeter, Derby and the wider motorway network.

Meir Heath therefore offers an appealing lifestyle, combining a peaceful residential setting with good everyday amenities, countryside close at hand and excellent connectivity.

Entrance Hallway



Kitchen Diner

18'9" x 7'11" (5.72 x 2.43)



Lounge

12'11" x 12'6" (3.94 x 3.83)

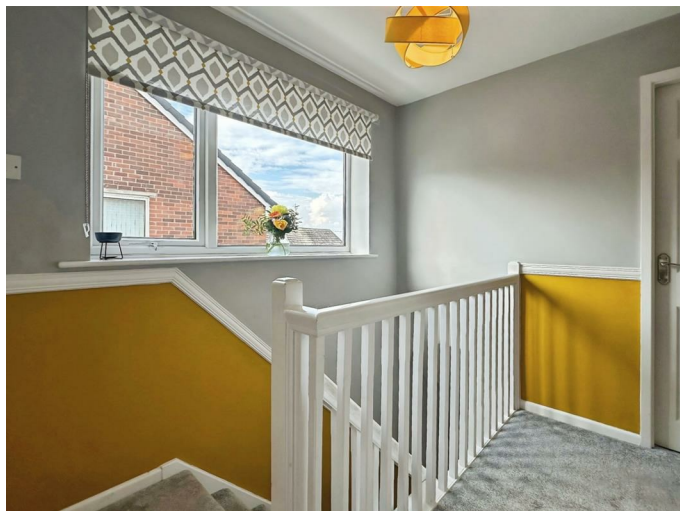


WC

4'9" x 2'9" (1.45 x 0.85)

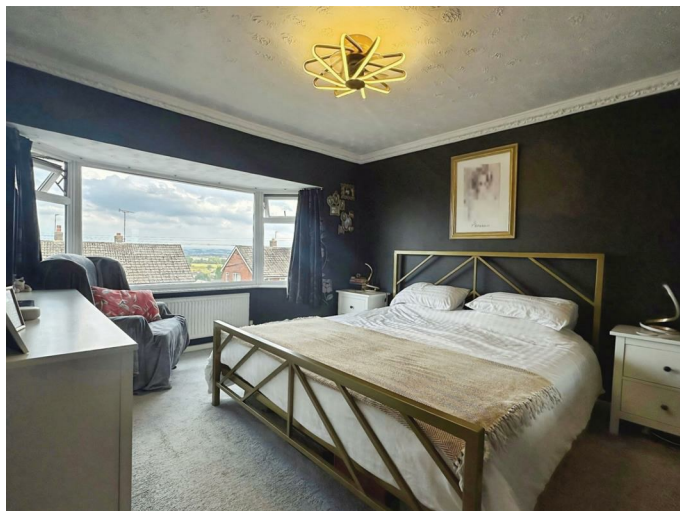


First Floor Landing



Bedroom One

13'1" x 11'0" (4.01 x 3.36)



Bedroom Two

10'9" x 8'0" (3.30 x 2.44)



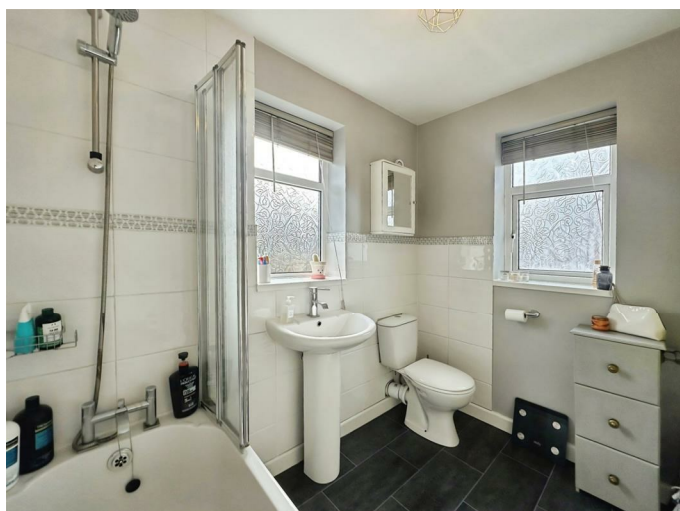
Bedroom Three

7'4" x 6'5" (2.26 x 1.97)



Bathroom

7'3" x 5'3" (2.23 x 1.62)



Outside



A particularly attractive feature of the property is the landscaped rear garden, which offers a combination of lawn, decking and multiple seating areas, making it ideal for relaxing and entertaining during the warmer months. The property also benefits from a driveway providing parking for approximately two vehicles, together with a detached garage offering useful storage space and potential for alternative use, subject to any required planning consent.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stafford C

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent

"Work hard. Stay humble. Always be kind."

Denise is the Director of Denise White Estate Agents and has worked within the property industry since 1999, bringing many years of experience, local knowledge and, most importantly, a genuine passion for helping people move.

Denise and her team specialise in residential sales and lettings, offering honest advice, personal service and a refreshingly individual approach to estate agency. From traditional homes and country properties to contemporary living and new developments, every property is treated individually, with bespoke marketing designed to showcase not just the home, but the lifestyle it offers.

With professional photography, video, social media and creative property marketing forming an important part of the service, the team is committed to giving every home the exposure and presentation it deserves.

Whether you are selling, buying, letting or renting, or simply looking for some friendly advice about the local property market, Denise and the team would be delighted to help.

For us, estate agency has always been about more than property, it's about people, their homes and the next chapter of their lives.

WE WON!

Denise White Bespoke Estate Agents has been

honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2024 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Need A Mortgage?

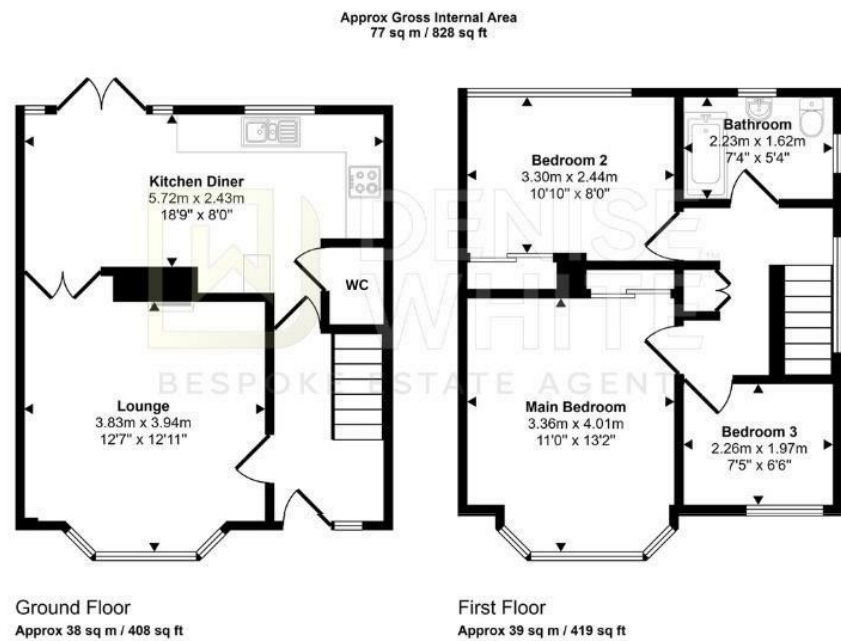
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction

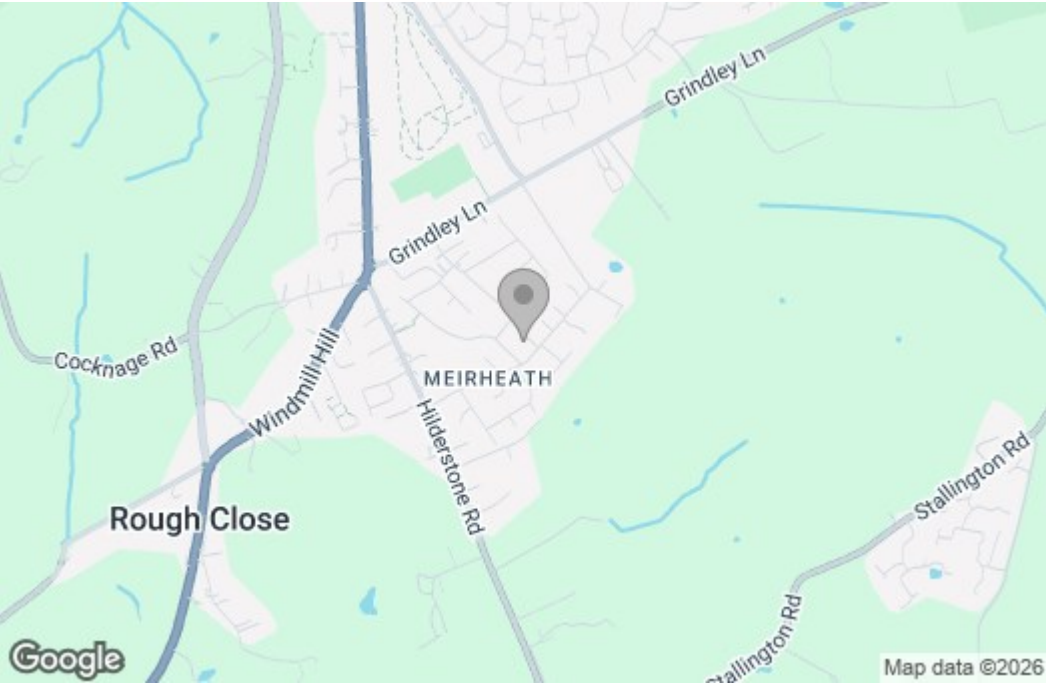
ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan

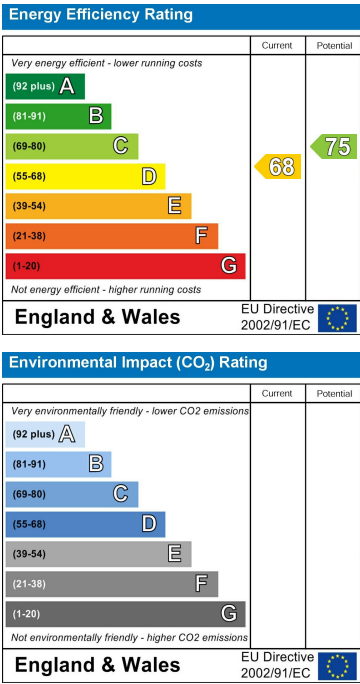


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.