



ESTATE AGENTS

... the key to a successful move



Valerian Way, Meir Park, Stoke-On-Trent, ST3 7YY

**Offers in the
region of
£365,000**

* Detached four bedroom house

* Lounge * Dining Room

* Conservatory overlooking the rear garden

* Fitted kitchen with a range of wall and base units

* Master bedroom with en suite shower room

* Family bathroom with modern suite

w: www.keysestateagents.co.uk

Valerian Way, Meir Park, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

An excellent opportunity to purchase a spacious and well-presented four bedroom detached family home situated in the highly desirable area of Meir Park. The property offers generous accommodation throughout, including multiple reception rooms, a conservatory, and en suite facilities.

Ground Floor:

Entrance hall

Lounge, Dining room.

Conservatory overlooking the rear garden

Fitted kitchen with a range of wall and base units

First Floor:

Four well-proportioned bedrooms

Master bedroom with en suite shower room

Family bathroom with modern suite

Externally:

To the front, the property benefits from off-road parking and an integral garage. To the rear is an enclosed garden, ideal for families and outdoor entertaining.

Viewing is highly recommended to appreciate the size and layout of this detached home.



Valerian Way, Meir Park, Stoke-On-Trent,



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
Written quotations of credit terms available on request. A life assurance policy may be required