

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



17 Hollies Drive, Meir Heath, Stoke-On-Trent, ST3 7JR

£160,000

- A Semi-Detached Bungalow
- Two Bedrooms
- Combi Boiler
- Some Double Glazing
- Updating Required
- Tarmac Driveway For Off Road Parking
- Two Sheds & A Greenhouse
- Great Potential

This two-bedroom semi-detached bungalow presents a wonderful opportunity for those seeking a comfortable and convenient home. The property features a spacious reception room, perfect for relaxing or entertaining guests and two well-proportioned bedrooms that offer ample space for rest and relaxation.

The bungalow is equipped with some double glazing and a modern combi boiler, ensuring warmth and efficiency throughout the seasons. The enclosed rear garden is a true highlight, providing a private outdoor space complete with two timber sheds and a greenhouse, ideal for gardening enthusiasts or those looking to enjoy the fresh air.

For added convenience, the property boasts a tarmac driveway, allowing for off-road parking and easy access. While the bungalow requires some updating, it offers a fantastic canvas for potential buyers to personalise and enhance to their taste.

This property is perfect for first-time buyers, downsizers, or anyone looking for a peaceful retreat in a friendly neighbourhood. With its promising features and potential, this bungalow is not to be missed. Come and explore the possibilities that await you in this lovely home.

Call or e-mail us to arrange a viewing!



## ENTRANCE HALL

UPVC double glazed front door. Tile effect vinyl flooring. Radiator. Access to the loft via a fold down ladder.

## LOUNGE

13'11 x 10'9 (4.24m x 3.28m)

Timber frame double glazed window. Radiator. Carpet tile flooring. Tiled fireplace with gas fire.

## BEDROOM ONE

10'10 x 9'10 (3.30m x 3.00m)

Single glazed timber frame window. Fitted carpet. Radiator. Large fitted wardrobe with hanging rail, shelves and sliding doors.

## BEDROOM TWO

11'6 x 8'0 (3.51m x 2.44m)

Timber frame double glazed window. Radiator. Fitted carpet.

## BATHROOM/WC

8'1 x 6'1 (2.46m x 1.85m)

White suite with bath, wash basin and wc. Part tiled walls. Tile effect vinyl flooring. Radiator. UPVC double glazed window. Cupboard with shelving.

## KITCHEN

11'2 x 10'2 (3.40m x 3.10m)

Range of fitted wall cupboards and base units. Single glazed timber windows with secondary glazing. Radiator. Vinyl tiled flooring. Worcester combi boiler. Small cupboard with shelves and UPVC double glazed window. Timber rear door to...

## SMALL PORCH

Timber frame single glazed rear porch.

## OUTSIDE

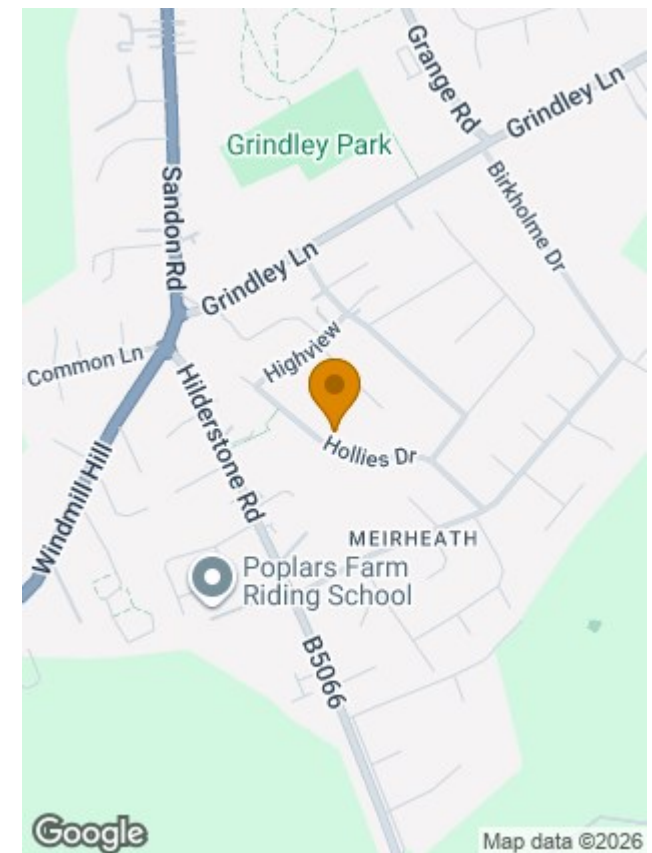
There is a low maintenance blue slate front garden and a tarmac driveway to the front and side of the property.

To the rear there is an enclosed garden with blue slate, concrete slabs, two timber sheds and a greenhouse.





| Energy Efficiency Rating                    |                                                                                                                |           |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                        | Potential |
| Very energy efficient - lower running costs |                                                                                                                |           |
| (92 plus) <b>A</b>                          |                                                                                                                |           |
| (81-91) <b>B</b>                            |                                                                                                                |           |
| (69-80) <b>C</b>                            | 70                                                                                                             | 77        |
| (55-68) <b>D</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<br>2002/91/EC  |           |



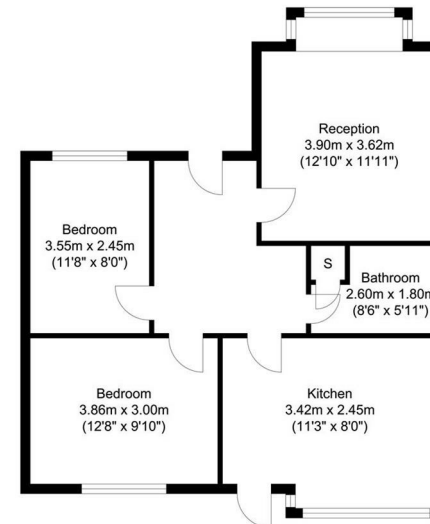
## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B

### PLEASE NOTE

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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