

£450,000

3 Bedroom Detached House for sale

37 HILDERSTONE ROAD, STOKE-ON-TRENT

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Overview

Exceptional 3-Bedroom Detached Family Home in sought-after and popular Meir Heath

Key Features

- Hugely Popular & Sought-after Area
- Versatile & Flexible Accommodation
- Close to local amenities, reputable schools, and excellent transport links
- Double Garage and Multi-car Driveway
- Garden Room
- Bespoke Property
- 3 Double Bedrooms










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37















Situated in the highly desirable and sought-after location of Meir Heath, this impressive and beautifully balanced detached residence offers a unique blend of spacious living, versatile accommodation, and an abundance of natural light throughout.

Approached via a generous, paved driveway offering off-road parking for multiple vehicles and framed by double wrought-iron entrance gates, the home immediately impresses with its grand facade and integral double garage.

Ground Floor

Entrance Porch & Lobby: A bright, expansive, glass-fronted entrance porch creates a welcoming first impression, complete with seating space and floor-to-ceiling glass that bathes the entrance in sunlight.

Sitting Room / Ground Floor Reception: A spacious room offering exceptional flexibility ideal as a formal lounge, playroom, home gym, or secondary family space.

Bedrooms 2 & 3: Two generous ground floor double bedrooms, bedroom 2 has the added benefit of fitted wardrobes and bedroom 3 has room for additional furniture without compromising on space.

Utility Room & Guest WC: A dedicated, fully equipped utility room with side access, alongside a separate, convenient ground floor guest cloakroom.

First Floor

Elevated Lounge: Taking full advantage of the property's design, the main living room features large feature window adorned with stained-glass details that flood the space with natural light while offering pleasant, elevated views.

Dining Room & Balcony: A formal dining space with expansive glass windows and direct access out onto a private first-floor balcony (14'3"×5'1")-the perfect spot for morning coffee.

Breakfast Kitchen: A fitted kitchen featuring extensive worktop space, integrated hob/oven, ample storage cabinetry, and a bright outside views.

Bedroom 1 (Master): A beautifully proportioned master double bedroom

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featuring wall-to-wall fitted wardrobes and large picture windows.

Family Bathroom: A family bathroom with bath, wash basin, WC, and built-in airing cupboard storage.

Outside & Gardens

Garden Room: Set within the manicured rear garden is a versatile, detached garden room/summerhouse fitted with power and lighting-an ideal retreat for an outdoor home office, garden studio, or entertainment hub.

Rear Garden: A private, enclosed rear lawn bordered by mature hedging, featuring a paved patio dining area suitable for alfresco entertaining.

Driveway & Garage: Large block-paved driveway capable of accommodating several vehicles, leading to the secure integral double garage

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £35 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional

Parking: Private Driveway & Double Garage

Electricity Supply: Mains connected

Water Supply: Mains connected

Sewerage: Mains Sewers

Heating: Gas central heating

Conservation Area: No

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: TBA

Council Tax rating: F

Entrance Porch
14' 3" x 6' 6" (4.35m x 2.00m)

Sitting Room
21' 3" x 18' 0" (6.50m x 5.50m)
Max Dimensions including hallway.

Lounge
18' 0" x 13' 11" (5.50m x 4.25m)

Dining Room
14' 3" x 8' 10" (4.35m x 2.70m)

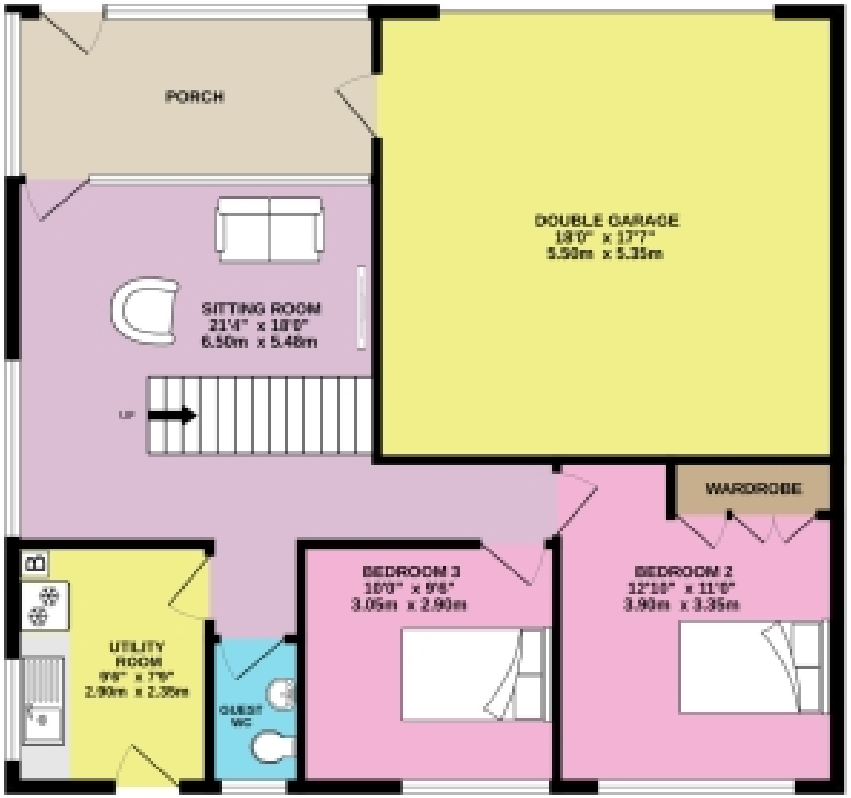
Balcony
14' 3" x 5' 1" (4.35m x 1.55m)

Kitchen
13' 5" x 10' 7" (4.10m x 3.25m)

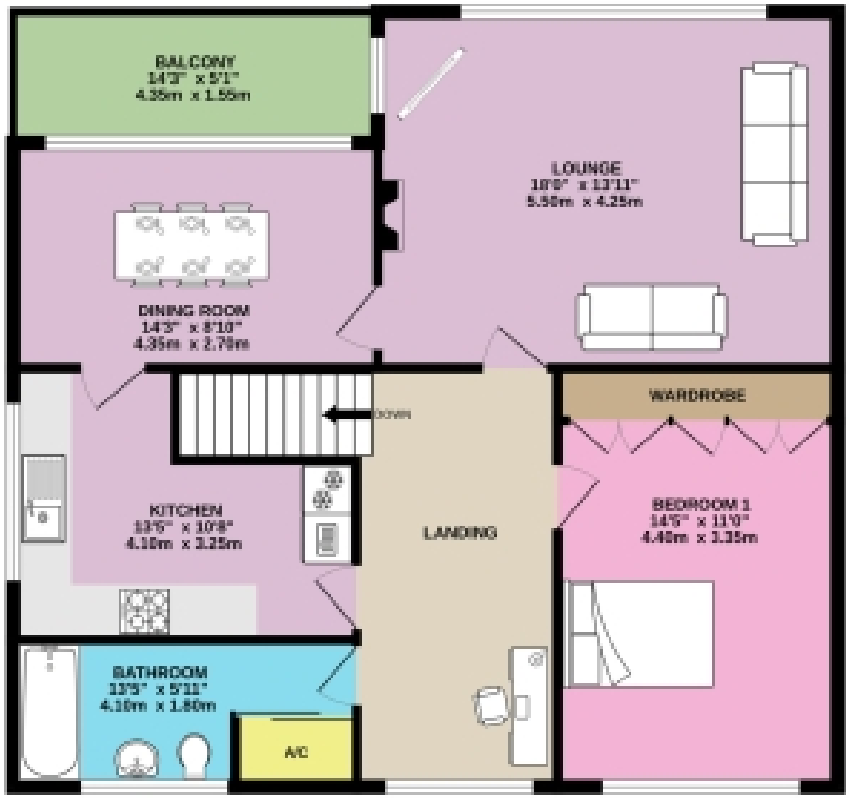
Bedroom 1
14' 5" x 10' 11" (4.40m x 3.35m)

Floorplans

GROUND FLOOR
980 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR
905 sq.ft. (84.1 sq.m.) approx.

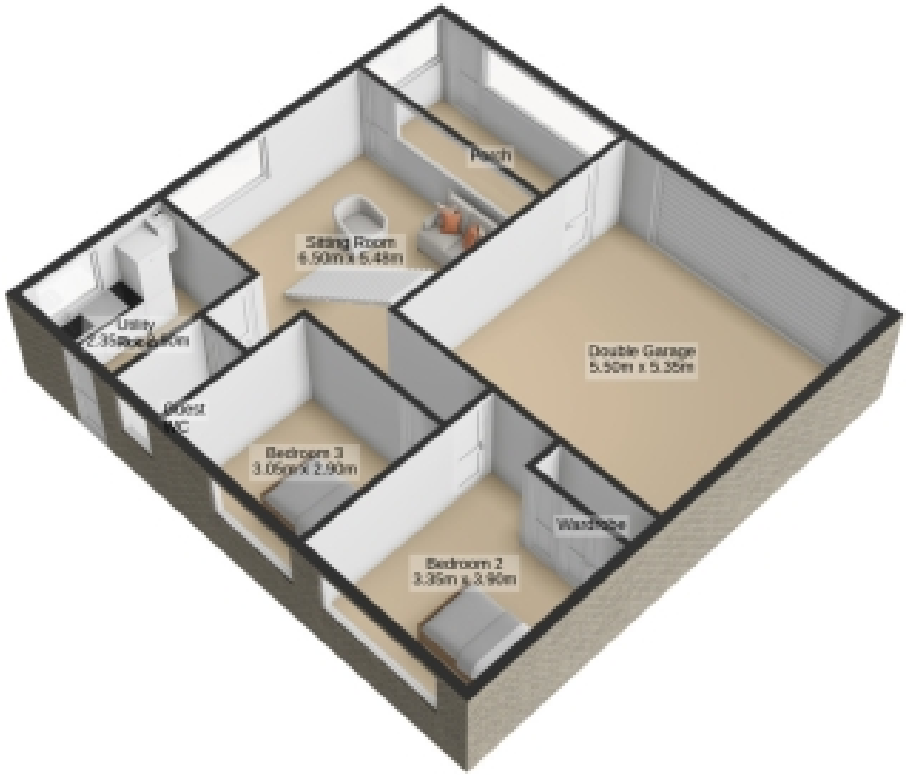


TOTAL FLOOR AREA : 1885 sq.ft. (175.2 sq.m.) approx.

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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EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.







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