



## 4 Houseman Drive, Weston Coyney, Stoke-On-Trent, ST3 5SB

Offers In The Region Of £205,000

- Semi detached bungalow
- Large driveway with EV charger
- Council tax band B
- 2 bedrooms
- Fully enclosed rear tiered garden
- Ideal for a FTB or those looking to downsize
- Open plan living / kitchen / dining with island
- Garage

# 4 Houseman Drive, Stoke-On-Trent ST3 5SB

Whittaker & Biggs are pleased to offer to the market this delightful semi-detached bungalow that offers a perfect blend of comfort and convenience. With a generous living space of 678 square feet, this property is ideal for first-time buyers or those seeking to downsize without compromising on quality.

The bungalow features an inviting open-plan living area that seamlessly integrates the kitchen and dining space, creating a warm and welcoming atmosphere for both relaxation and entertaining. The layout is designed to maximise space and light, making it a delightful place to call home.

Comprising two well-proportioned bedrooms, this property provides ample room for rest and privacy. The bathroom is conveniently located, ensuring ease of access for all residents and guests alike.



Council Tax Band: B



### **Porch**

5'6" x 2'10"

Composite double glazed door to the frontage, UPVC double glazed window to the side aspect, inset ceiling spotlights.

### **Kitchen / Living / Dining**

19'1" x 16'5"

UPVC double glazed bay window to the frontage, UPVC double glazed window to the frontage, units to the base and eye level, island unit, composite under mount sink, chrome mixer tap with spray attachment, integral logic washing machine., 2 x Neff electric fan assisted ovens, Neff combi microwave, Neff plate warmer, 5 ring gas hob, retractable extractor fan, retractable plug sockets, integral fridge freezer, integral Caple dishwasher, integral Caple tumble dryer, inset ceiling spotlights, loft hatch, radiator, wall mounted gas fire.

### **Bedrom One**

11'8" x 8'4"

UPVC double glazed patio doors to the rear, radiator.

### **Bedroom Two**

9'8" x 7'6"

UPVC double glazed window to the rear, radiator, range of open wardrobes.

### **Bathroom**

6'6" x 5'4"

UPVC double glazed window to the side aspect, P-shaped bath, chrome mixer tap with handheld shower attachment, electric Triton shower over, glass

shower screen, wall mounted wash hand basin, chrome mixer tap, low level WC, chrome ladder, radiator, fully tiled, inset ceiling spotlights, extractor fan, tiled floor.

### **Loft**

Part boarded, light.

### **Externally**

To the frontage, paved driveway, gravel driveway, EV charger, fence boundary, gated access to the rear.

To the rear, detached garage, tiered garden, decked area, gravelled area, area laid to lawn, fence boundary, mature trees and shrubs, shed.

### **Garage**

17'6" x 8'0"

Metal up-and-over door, glazed window to the side aspect.

### **AML REGULATIONS**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

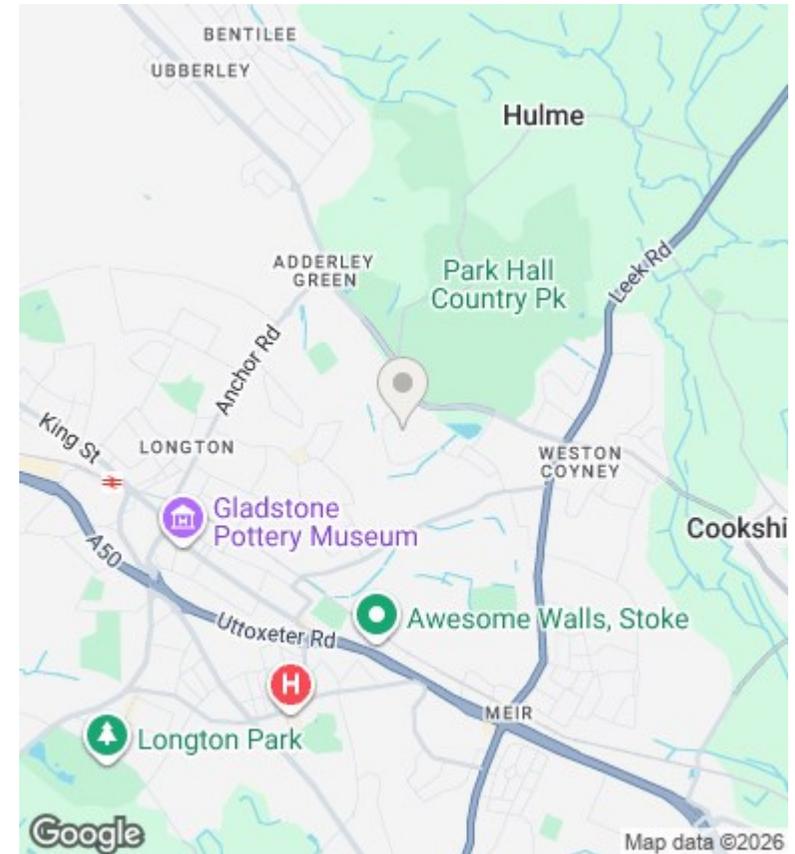
This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







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 misstatement. This plan is for illustrative purposes only and should be used as such for 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. Made with Metropix 12/2025



## Directions

## Viewings

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

## Council Tax Band

B

| Energy Efficiency Rating                           |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |   |                         |           |
| (92 plus)  | A |                         |           |
| (81-91)  | B |                         | 87        |
| (69-80)  | C | 70                      |           |
| (55-68)  | D |                         |           |
| (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 |           |