



**5 Cayley Place, Meir Park, Stoke-on-Trent ST3 7QY**  
**Offers around £350,000**



***Kevin Ford & Co. Ltd.***  
Chartered Surveyors, Estate Agents & Valuers

Introducing an inviting detached bungalow, now available with no upward chain, presenting spacious single-level living. Step into a welcoming entrance hall leading to a kitchen/dining area adorned with cream and brown units, well-maintained but ripe for customisation. The cosy lounge boasts a mahogany fireplace with an electric fire, framed by a large bay window offering ample natural light.

An inner hall guides you to three bedrooms, including a master with its own ensuite, while the versatile second bedroom lends itself to various purposes, whether as an extra reception room or a dining area. In addition there is a separate bathroom.

Outside, nestled within a sought-after residential estate, the bungalow enjoys a peaceful position at the end of a quiet cul-de-sac, bordering a delightful green space. The property features a tarmac driveway accommodating two vehicles, leading to an attached double garage for added convenience. The spacious rear garden offers a serene retreat, featuring a neatly manicured lawn, paved patio, and a charming summer house.

Conveniently located in Meir Park, residents enjoy easy access to major supermarkets, local shops, and eateries. Moreover, its proximity to the A50 Stoke-Derby Link Road and the M6 Network ensures seamless travel for commuters and explorers alike. Don't miss this opportunity to embrace comfortable and convenient living in a desirable locale.



## The Accommodation Comprises

### Entrance Hall

4'7" x 5'6" (1.40m x 1.68m )

Step into this charming bungalow through a welcoming UPVC door, ushering you into a bright and airy entrance hall with radiator.

### Kitchen/ Dining Area

13'3" x 11'6" (4.04m x 3.51m )

The kitchen/dining area boasts a stylish cream fitted kitchen complemented by elegant brown countertops. Featuring an inset stainless steel sink unit, built-in oven with an electric hob, and an extractor hood overhead. Accented with part tiled walls, the room offers practical amenities including plumbing for an automatic washing machine and a vent for a tumble dryer. Enjoy the comfort provided by a radiator, while natural light streams in through three UPVC windows and a side entrance, illuminating the space.

### Lounge

17'3" x 11'6" (5.26m x 3.51m )

Step into the spacious lounge, adorned with a majestic mahogany fire surround, complete with a marble inset and hearth, creating a focal point of timeless elegance. The cozy ambiance is enhanced by the warmth of an electric fire. Two radiators, while a leaded bay window invites natural light.

### Inner Hall

The inner hall reveals an airing cupboard housing a hot water cylinder, ensuring a steady supply of warmth and comfort throughout the home. Additionally, a built-in storage cupboard offers practical storage solutions.

### Master Bedroom

9'11" x 11'5" (3.02m x 3.48m)

This inviting space features a built-in wardrobe with mirror doors, offering ample storage while a radiator ensures warmth. A UPVC window welcomes in natural light.

### En-Suite Bathroom

10'11" x 8'0" (3.33m x 2.44m )

Step into the elegant bathroom with a bathtub paired with a classic pedestal wash hand basin and a low flush WC. Enhanced by a radiator, this bathroom has part tiled walls and two UPVC windows.

### Bedroom Two

9'11" x 9'1" (3.02m x 2.77m )

Offering a versatile space ideal for various needs. Complete with a convenient built-in wardrobe, this room ensures ample storage for your belongings. Finished with a radiator and UPVC window.

### Bedroom Three/ Dining Room

9'11" x 8'11" (3.02m x 2.72m )

Currently repurposed as a dining room, presents a flexible space tailored to your lifestyle needs. Equipped with a wardrobe for added storage convenience, this room seamlessly transitions between dining and living areas, offering versatility for entertaining or daily living. With radiator and UPVC window.

### Shower Room

6'9" x 5'4" (2.06m x 1.63m )

Step into the shower room, designed for convenience and style. Featuring a corner shower unit with a Mira shower, a wash hand basin with a vanity unit underneath adds practicality, providing storage for toiletries and essentials. The low flush WC contributes to suite. A radiator ensures comfort, while tiled walls and flooring lend a touch of sophistication and ease of maintenance. Natural light streams in through a UPVC window.

### Outside

Nestled within a sought-after residential estate, this charming property enjoys a tranquil setting within a small, quiet cul-de-sac. Positioned at the top corner, it enjoys privacy and a picturesque backdrop of open greenery, providing a serene and secluded atmosphere.

Approaching the property, a tarmac driveway welcomes you, offering ample parking space and convenient access to the double garage, ensuring effortless arrivals and departures. The front garden is adorned with a delightful array of pretty flowers and a decorative tree at its center, adding a touch of charm and character to the exterior.

Step into the meticulously maintained rear garden, enclosed by established hedging, offering a private retreat for outdoor enjoyment. Paved patio areas and pathways provide inviting spaces for al fresco dining and relaxation. Completing the outdoor experience is an additional Summerhouse, providing

a cosy sanctuary for leisurely afternoons. Embrace the beauty and tranquility of outdoor living in this impeccably landscaped haven.

### Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

### Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

### Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

### Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

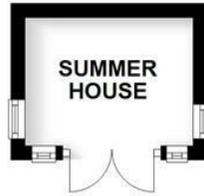
### Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.

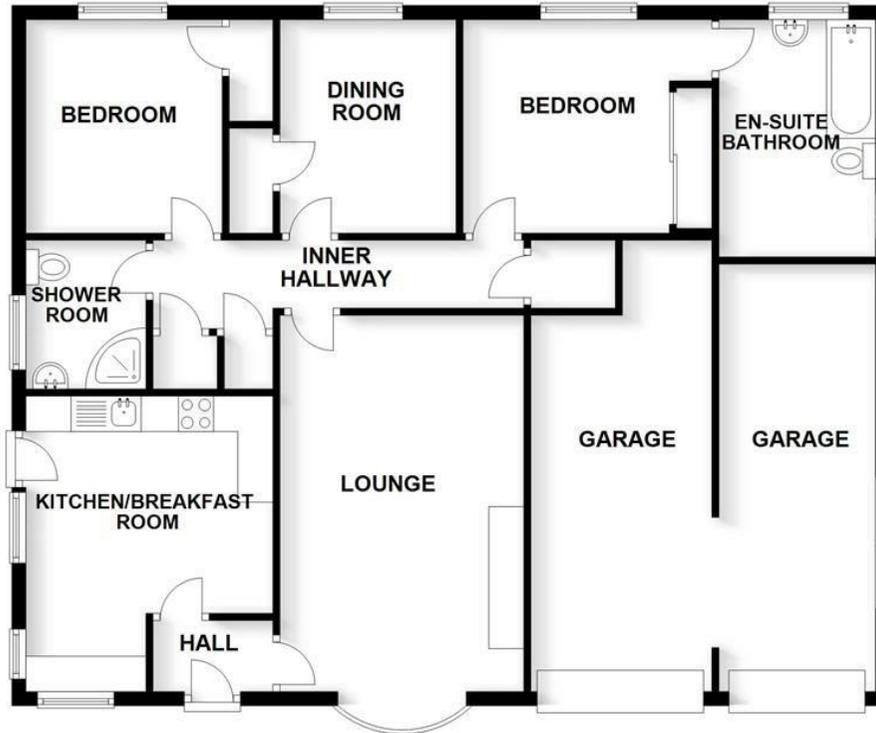




**OUTBUILDING**  
APPROX. 46.9 SQ. FEET



**GROUND FLOOR**  
APPROX. 1246.5 SQ. FEET



TOTAL AREA: APPROX. 1293.4 SQ. FEET

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

| Energy Efficiency Rating  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A   |         | 82                      |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (55-68) D   | 65      |                         |
| (39-54) E   |         |                         |
| (21-38) F   |         |                         |
| (1-20) G  |         |                         |
| Not energy efficient - higher running costs                     |         |                         |
| <b>England &amp; Wales</b>                                      |         | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|   | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A   |         |                         |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (55-68) D   |         |                         |
| (39-54) E   |         |                         |
| (21-38) F   |         |                         |
| (1-20) G  |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| <b>England &amp; Wales</b>                                      |         | EU Directive 2002/91/EC |

