



ESTATE AGENTS

... the key to a successful move



Charminster Road, Meir Park, Stoke-On-Trent, ST3 7TB

**Offers in the
region of
£350,000**

- * EXTENDED FIVE BEDROOM DETACHED HOUSE
- * LOUNGE * DINING ROOM * SNUG
- * KITCHEN * CLOAKS * EN SUITE * BATHROOM
- * DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- * LARGE GARAGES

w: www.keysestateagents.co.uk

Charminster Road, Meir Park, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

LOCATION, LOCATION, LOCATION. This beautifully spacious home is ideal for the growing family, we are therefore delighted to offer for sale this fantastic five Bedroom Detached House which has a real sense of homeliness. Located close to local amenities and is within easy access of the A50, Stoke - Derby Link road, Hanley city centre and the Potteries towns. The accommodation comprises: Entrance hall, lounge, dining room, snug, kitchen, conservatory, cloaks. To the first floor is a master bedroom with en suite and further four bedrooms and a family bathroom. Additional benefits include uPVC double glazing and gas central heating, externally there is a drive providing ample parking leading to a large garage. There is a an enclosed rear garden with patio seating area's and a lawn and border planting. VIEWING A MUST

GROUND FLOOR

ENTRANCE HALL

Ceiling light point, radiator, stairs leading to the first floor.

LOUNGE 16'0" x 15'1" (4.9 x 4.6)

Feature fire surround, ceiling light point, radiator, uPVC double glazed window with front aspect.

DINING ROOM 12'5" x 11'5" (3.8 x 3.5)

Ceiling light point, radiator, uPVC double glazed window with front aspect.

SNUG 7'6" x 7'6" (2.3 x 2.3)

Ceiling light point, radiator, sliding doors leading to conservatory.

KITCHEN 7'6" x 19'0" (2.3 x 5.8)

Fitted with a range of wall and base units and co-ordinating work tops, sink and drainer with mixer tap, gas cooker point, space for appliances. Ceiling light point, radiator, uPVC double glazed window with rear aspect, uPVC exterior door.

CLOAKS

Fitted with a two piece suite comprises: low level w.c. wall mounted wash hand basin, ceiling light point.

CONSERVATORY 7'10" x 15'8" (2.4 x 4.8)

UPVC double glazed.

FIRST FLOOR

MASTER BEDROOM 15'1"x.12'9" (4.6x.3.9)

Fitted sliding mirrored wardrobes, ceiling light point, radiator, uPVC double glazed window with front aspect.

EN SUITE 9'2" x 4'11" (2.8 x 1.5)

Fitted with a three piece white suite comprises: Separate shower enclosure, wash hand basin set in vanity unit, low level w.c. Ceiling light point, radiator, uPVC double glazed window.

BEDROOM TWO 9'2" x 9'10" (2.8 x 3.0)

Ceiling light point, radiator, uPVC double glazed window with rear aspect.

BEDROOM THREE 8'6" x 9'2" (2.6 x 2.8)

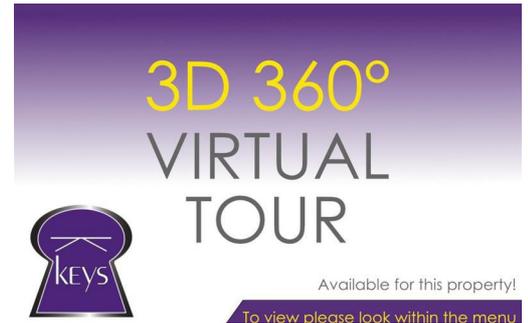
Ceiling light point, radiator, uPVC double glazed window with rear aspect.

BEDROOM FOUR 8'6" x 8'6" (2.6 x 2.6)

Ceiling light point, radiator, uPVC double glazed window with front aspect.

BEDROOM FIVE 6'10" x 6'2" (2.1 x 1.9)

Ceiling light point, radiator, uPVC double glazed window with rear aspect.



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BATHROOM 5'2" x 6'2" (1.6 x 1.9)

Fitted with a three piece white suite comprises: P shaped bath with over bath shower, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, uPVC double glazed window.

EXTERNALLY

To the front is a block paved drive providing ample off road parking. There is a large garage measuring 6.6m x 3.3m, there is also loft space in the garage which has been boarded. To the rear is an enclosed rear garden with patio seating area, lawn and barked play area

GENERAL INFORMATION

Services

We believe all are available.

Tenure

Freehold

Viewing

Strictly by appointment with the agents. 01782 268422

Council Tax Band

For details of council tax band Stoke on Trent City Council

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

MORTGAGE ADVICE

Independent Mortgage Advice with 100's of lenders to choose from.

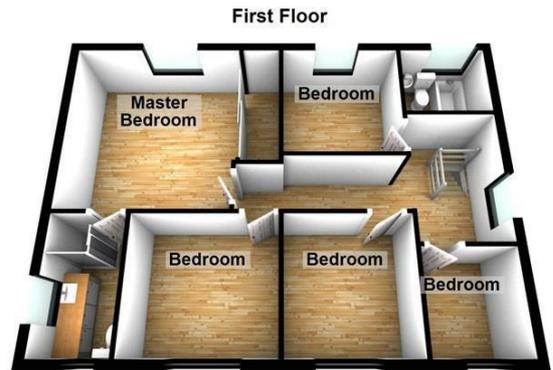
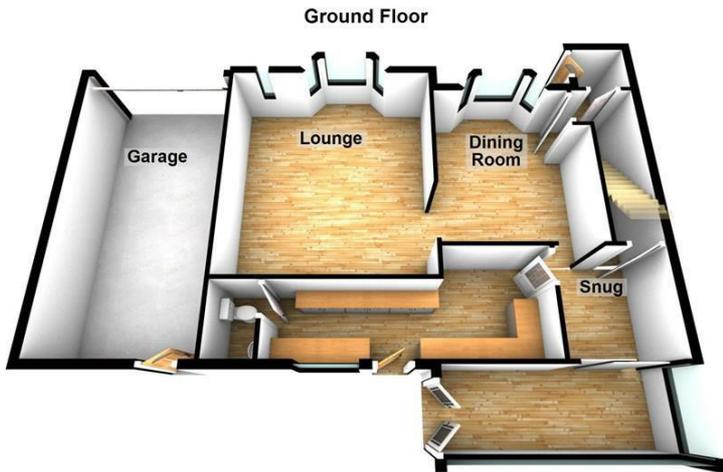
Our Mortgage Advisor can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 399911.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotations available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(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		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



For illustrative purposes only. Not to scale. Dimensions are approximate
Plan produced using PlanUp.

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