



ESTATE AGENTS

... the key to a successful move



Brabazon Close, Stoke-On-Trent, Staffordshire, ST3 7QT

**Offers in the
region of
£395,000**

* FOUR BEDROOM DETACHED HOUSE * GREAT LOCATION.

* SUPERB FAMILY HOME

* BEAUTIFULLY PRESENTED

* PLENTY OF PARKING * TRIPLE CAR GARAGE

* VIEWING A MUST

w: www.keysestateagents.co.uk

Brabazon Close, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

We have great pleasure in offering for sale an extended four bedroom Detached House, built to a high specification and well maintained by the current owners. Situated on the popular Meir Park development the accommodation which is the perfect family home comprises: entrance hall, lounge, dining room, kitchen, cloaks and to the first floor four good sized bedrooms and a family bathroom, externally there is a large drive providing ample parking, triple garage, gardens to the front and rear, additional benefits include uPVC double glazing and gas central heating. EXCELLENT FAMILY HOME.

GROUND FLOOR

ENTRANCE HALL

UPVC exterior door, ceiling light point, radiator, two large storage cupboards, stairs leading to the first floor.

LOUNGE 11'1" x 20'7" (3.39 x 6.29)

Feature fire surround housing an electric fire, ceiling light point, radiator, uPVC double glazed window, uPVC patio doors leading to outside.

DINING ROOM 11'6" x 9'1" (3.51 x 2.77)

Ceiling light point, radiator, uPVC double glazed window.

KITCHEN 25'0" x 9'10" (7.63 x 3.00)

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

CLOAKS

Fitted with a two piece white suite comprises: low level w.c. Pedestal wash hand basin, ceiling light point, radiator, uPVC double glazed window.

FIRST FLOOR

BEDROOM ONE 13'4" x 12'2" (4.08 x 3.72)

Fitted wardrobes. ceiling light point, radiator, uPVC double glazed window

BEDROOM TWO 12'5" x 12'6" (3.81 x 3.82)

Fitted wardrobes. ceiling light point, radiator, uPVC double glazed window

BEDROOM THREE 15'5" x 9'4" (4.7 x 2.87)

Fitted wardrobes. ceiling light point, radiator, uPVC double glazed window

BEDROOM FOUR 11'0" x 8'9" (3.36 x 2.68)

Store cupboard, ceiling light point, radiator, uPVC double glazed window

BATHROOM 8'0" x 7'7" (2.44 x 2.33)

Fitted with a three piece white suite comprises: Panelled 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 large drive providing ample off road parking leading to a triple garage. The garage has the added benefit of power and lighting. To the rear is an enclosed garden with a patio seating area and an artificial lawn with mature planting throughout.

3D 360° VIRTUAL TOUR



Available for this property!

To view please look within the menu.



Brabazon Close, Stoke-On-Trent,

GENERAL INFORMATION

Services

We believe all are available.

Tenure

Freehold.

Viewing

Strictly by appointment with the agents. 01782 399911

Council Tax

For details of council tax band telephone
(01782) 234567 SOT

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.

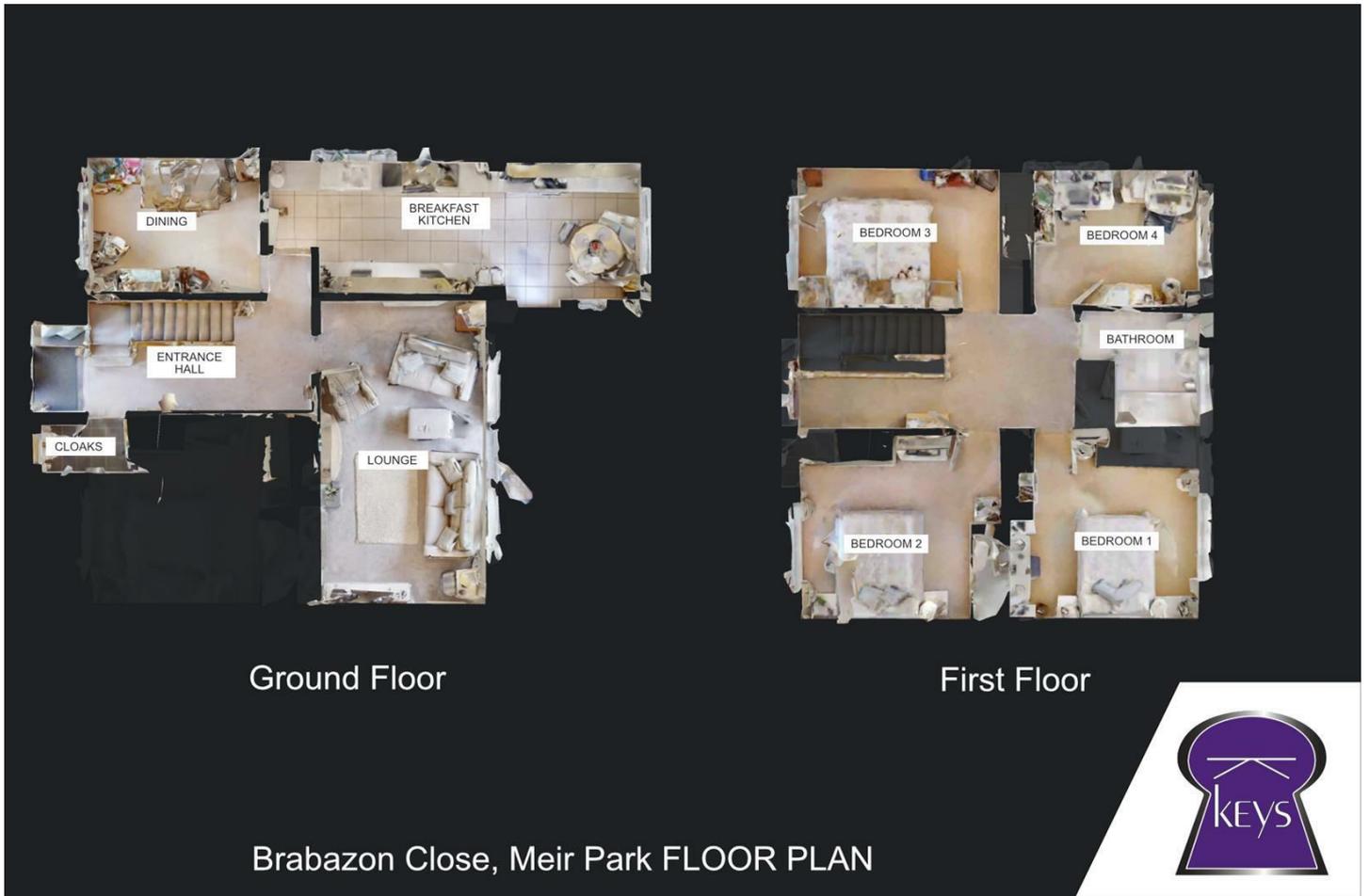
Our Mortgage Advisor can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 399911.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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