



ESTATE AGENTS

... the key to a successful move



Copplestone Grove, Meir Hay, Stoke-On-Trent, ST3 5UD

**Offers in the
region of
£140,000**

* FANTASTIC OPPORTUNITY TO PURCHASE YOUR FIRST HOME

* EXCELLENT SIZED PLOT WITH HUGE POTENTIAL

* LOUNGE * KITCHEN/DINER

* TWO GOOD SIZED BEDROOMS

* OFF ROAD PARKING * REAR GARDEN

w: www.keysestateagents.co.uk

Copplestone Grove, Meir Hay, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

A great opportunity to purchase a well presented Two Bedroom Semi Detached property situated on a popular development of Meir Hay close to Longton town centre and within easy access of the A50 Stoke - Derby link road, Hanley city centre and the Potteries towns. The accommodation comprises: Lounge, kitchen/diner and to the first floor two good sized bedrooms and a bathroom. Externally there is off road parking and a rear garden. Additional benefits include double glazing and gas central heating. A Great FTB

GROUND FLOOR

ENTRANCE HALL

LOUNGE 13'6" x 9'10" (4.12 x 3.02)

Ceiling light point, radiator, T. V aerial point, double glazed window with front aspect.

KITCHEN/DINER 12'5" x 9'2" (3.8 x 2.8)

Fitted with a range of wall and base units and co-ordinating works tops, gas cooker point, sink and drainer with mixer tap, plumbing for a washing machine and dish washer, space for appliances. Ceiling light point, radiator, double glazed window.

FIRST FLOOR

BEDROOM ONE 10'3" x 10'2" (3.13 x 3.12)

BEDROOM TWO 9'10" x 6'2" (3.02 x 1.88)

BATHROOM 6'2" x 5'8" (1.88 x 1.75)

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

EXTERNALLY

To the front is large area with a lawn and ample off road parking. To the rear is an enclosed rear garden with a lawn and a patio seating area.



Available for this property!

To view please look within the menu.



Copplestone Grove, Meir Hay, Stoke-On-Trent,

GENERAL INFORMATION

Services

We believe all are available.

Tenure

Assumed to be freehold.

Viewing

Strictly by appointment with the agents. 01782 399911

Council Tax Band

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	



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
Written quotations of credit terms available on request. A life assurance policy may be required