



ESTATE AGENTS

... the key to a successful move



**King Charles Close, Meir Park, Stoke-On-Trent, Staffordshire,
ST3 7WJ**

**Offers in the
region of
£360,000**

* PLEASE FORM AN ORDERLY QUEUE FOR THIS OUTSTANDING FOUR BEDROOM DETACHED HOUSE

* ENTRANCE HALL * LOUNGE * KITCHEN * DINING ROOM/STUDY

* LARGE CONSERVATORY * UTILITY * CLOAKS

* EN SUITE * BATHROOM

* FRONT AND REAR GARDEN * PLENTY OF PARKING

w: www.keysestateagents.co.uk

King Charles Close, 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 four Bedroom Detached House which has a real sense of homeliness and also a party atmosphere. 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: a welcoming entrance hall, lounge, dining room/study, kitchen, large conservatory, utility, cloaks. To the first floor is a master bedroom with en suite and further three bedrooms and a family bathroom. Additional benefits include uPVC double glazing and gas central heating, externally there is a drive providing ample parking. There is an enclosed rear garden with patio seating area's and a lawn and border planting. VIEWING A MUST

ENTRANCE HALL

LOUNGE 10'9" x 14'6" (3.29 x 4.42)

Ceiling light point, radiator, T.V. aerial point, uPVC double glazed window

CONSERVATORY 22'11" x 8'3" (6.99 x 2.54)

UPVC double glazed, wall light points, radiator.

DINING ROOM 10'5" x 16'6" (3.19 x 5.05)

Ceiling light point, radiator, uPVC double glazed window

KITCHEN 9'4" x 14'6" (2.85 x 4.44)

Fitted with a range of wall and base units and co-ordinating work tops, built in electric oven, induction hob, Intergrated dishwasher. Ceiling light point, radiator, uPVC double glazed window.

UTILITY 6'10" x 6'3" (2.10 x 1.93)

Fitted wall and base units, sink and drainer with mixer tap, space for appliances, ceiling light point, radiator, exterior door leading to outside.

STUDY 6'4" x 6'7" (1.95 x 2.01)

Ceiling light point, radiator, velux roof window.

CLOAKS

Fitted with a two piece white suite comprises: low level, pedestal wash hand basin, ceiling light point, radiator.

FIRST FLOOR

MASTER BEDROOM 10'9" x 15'7" (3.30 x 4.75)

Ceiling light point, radiator, uPVC double glazed window

EN SUITE 8'6" x 4'5" (2.6 x 1.35)

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

BEDROOM TWO 12'5" x 8'3" (3.79 x 2.54)

Ceiling light point, radiator, uPVC double glazed window

BEDROOM THREE 9'5" x 8'2" (2.89 x 2.50)

Ceiling light point, radiator, uPVC double glazed window

BEDROOM FOUR 7'2" x 9'0" (2.2 x 2.75)

Ceiling light point, radiator, uPVC double glazed window

BATHROOM 7'8" x 8'5" (2.35 x 2.57)

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



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EXTERNALLY

To the front there is a large blocked paved drive leading to a single garage. To the rear is an enclosed garden with decked seating area and artificial grass.

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	



Ground Floor



First Floor

King Charles Close, Meir Park FLOOR PLAN



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