



# ESTATE AGENTS

*... the key to a successful move*



Keys Estate Agents

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

**Offers in the  
region of  
£175,000**

- \* Elegant two-bedroom mid-town house
- \* Situated in the sought-after area of Meir Hay
- \* Spacious and beautifully presented lounge
- \* Stylish kitchen diner with garden access
  - \* Two generously sized bedrooms
  - \* Contemporary family bathroom
  - \* Off-road parking to the front
  - \* Private and enclosed rear garden
- \* Ideal for first-time buyers, professionals, and investors

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)

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

## ACCOMMODATION

### DESCRIPTION

Exquisite Two-Bedroom Mid-Town House

Nestled within the highly desirable residential enclave of Meir Hay, this beautifully presented two-bedroom mid-town house offers an exceptional blend of comfort, style, and practicality. Thoughtfully designed and impeccably maintained, this elegant home is perfectly suited to discerning first-time buyers, professionals, small families, or savvy investors seeking a refined living environment.

#### Ground Floor

Upon arrival, a charming entrance porch provides a warm and inviting introduction to the property, offering both convenience and practicality. This leads seamlessly into a spacious and tastefully appointed lounge, bathed in natural light and designed to create a welcoming atmosphere for both relaxation and entertaining.

To the rear, the stylish kitchen diner forms the heart of the home. Offering generous space for cooking and dining, it provides an ideal setting for intimate dinners or social gatherings. With direct access to the garden, it effortlessly blends indoor comfort with outdoor living.

#### First Floor

Ascending to the first floor, the property reveals two beautifully proportioned bedrooms, each offering a tranquil retreat with ample space for furnishings. Completing the accommodation is a well-appointed and elegantly finished family bathroom, designed with both comfort and functionality in mind.

#### Externally

The exterior of the property is equally impressive. To the front, convenient off-road parking ensures ease of access and everyday practicality. To the rear, a private and enclosed garden provides a serene outdoor sanctuary—perfect for al fresco dining, entertaining guests, or simply unwinding in peaceful surroundings.

This superb residence combines modern comfort with timeless appeal, offering an outstanding opportunity to acquire a home of distinction in a desirable location. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

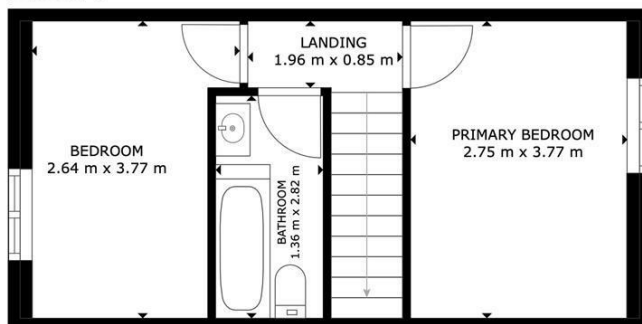
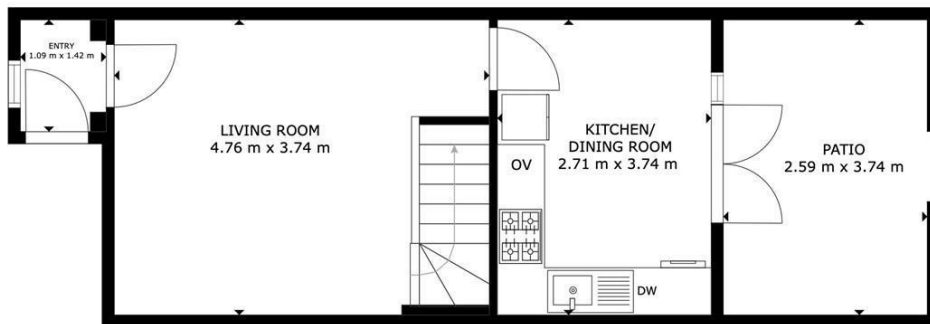


# Copplestone Grove, Meir Hay, Stoke-On-Trent,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	



GROSS INTERNAL AREA  
 FLOOR 1: 30 m<sup>2</sup>, FLOOR 2: 29 m<sup>2</sup>  
 TOTAL: 59 m<sup>2</sup>  
 EXCLUDED AREA: PATIO: 9 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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