



# ESTATE AGENTS

*... the key to a successful move*

Keys Estate Agents



**Picasso Rise, Meir Park, Stoke-On-Trent, ST3 7GF**

**Offers in the  
region of  
£325,000**

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

\* ENTRANCE HALL \* LOUNGE \* DINING ROOM

\* LARGE CONSERVATORY \* UTILITY \* CLOAKS

\* EN SUITE \* BATHROOM

\* FRONT AND REAR GARDEN \* GARAGE

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# Picasso Rise, 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, kitchen, dining room, 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 leading to an integral 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 13'10" x 18'8" (4.22 x 5.7)

Feature fire surround, ceiling light point, radiator, T.V. aerial point, uPVC double glazed window.

### DINING ROOM 9'6" x 8'10" (2.9 x 2.7)

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

### KITCHEN 12'0" x 9'6" (3.66 x 2.9)

Fitted with a range of wall and base units and co-ordinating work tops, built in single oven, four ring gas hob, sink and drainer with mixer tap, space for appliances. Ceiling light point, radiator, uPVC double glazed window.

### UTILITY 5'10" x 4'7" (1.8 x 1.4)

Fitted work top, plumbing for a washing machine, space for a a fridge freezer.

### CLOAKS

Fitted with a two piece suite comprises low level w.c. pedestal wash hand basin. Ceiling light point, radiator.

## FIRST FLOOR

### MASTER BEDROOM 13'10" x 12'1" (4.22 x 3.7)

Ceiling light point, radiator, uPVC double glazed window.

### EN SUITE 6'10" x 4'9" (2.1 x 1.45)

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

### BEDROOM TWO 12'0" x 9'10" (3.66 x 3.0)

Ceiling light point, radiator, uPVC double glazed window.

### BEDROOM THREE 8'2" x 6'2" (2.5 x 1.9)

Ceiling light point, radiator, uPVC double glazed window.

### BEDROOM FOUR 8'2" x 6'2" (2.5 x 1.9)

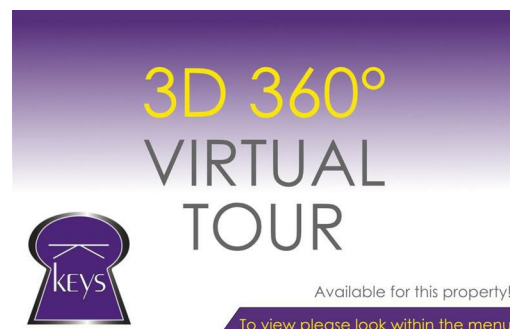
Ceiling light point, radiator, uPVC double glazed window.

### BATHROOM 6'10" x 6'2" (2.1 x 1.9)

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

### EXTERNALLY

The property sits in a corner plot with gardens to the front and rear, there is a drive which leads to a detached garage.



# Picasso Rise, Meir Park, 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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	



Ground Floor



First Floor

## Picasso Rise, Meir Park FLOOR PLAN



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.

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Written quotations of credit terms available on request. A life assurance policy may be required