

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



31a The Wood, Meir, Stoke-On-Trent, ST3 6HR

£280,000

- A Detached Bungalow
- Comfortable Living Room
 - Conservatory
 - Integral Garage
- Good Sized Plot
- Fitted Kitchen
- Three Well Proportioned Bedrooms
- Block Paved Rear Garden

Tucked away in a peaceful spot surrounded by greenery, this three-bedroom detached bungalow offers a fantastic opportunity for buyers seeking space, privacy, and potential. Located in a quiet corner of The Wood, the property sits on a good-sized plot and is ideal for those looking to put their own stamp on a home.

Inside, the bungalow features three well-proportioned bedrooms, a family bathroom and a comfortable living area, all offering a solid foundation for modernisation. The layout is practical and flexible, making it easy to reimagine to suit your needs.

Outside, the block-paved rear garden is low-maintenance and bordered by established shrubs and bushes, providing a private and serene outdoor space. There's ample potential to create a beautiful garden retreat or expand the property further, subject to planning.

While the bungalow is ready to move into, it offers excellent scope for improvement and would make a great project for downsizers or families looking for a quiet place to call home.

Don't miss this rare opportunity to own a detached home in such a sought-after and tranquil location.

Early viewing is highly recommended.

For further information call or email us.



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ENTRANCE HALL

UPVC double glazed front door. Vinyl flooring.

INTERNAL HALLWAY

Timber door. Vinyl flooring. Radiator. Store Cupboard.

LIVING ROOM

14'10" x 11'08" (4.52m x 3.56m)

UPVC double glazed window. Fitted carpet. Radiator. Feature electric fire with surround.

KITCHEN

15'0" max 12'01" x 9'0" (4.57m max 3.68m x 2.74m)

UPVC double glazed window. Vinyl flooring. Radiator. A range of base and wall units. Integrated oven and integrated electric hob.

UTILITY AREA

11'08" x 5'11" (3.56m x 1.80m)

Two Timber double glazed windows. Vinyl flooring. Radiator.

CONSERVATORY

11'09" x 11'03" (3.58m x 3.43m)

UPVC double glazed patio doors into garden. Fitted carpet. Radiator.

BEDROOM ONE

11'11" x 9'08" to wardrobe face (3.63m x 2.95m to wardrobe face)

Two UPVC double glazed windows. Vinyl flooring. Radiator. Fitted wardrobes.

BEDROOM TWO

9'09" x 8'08" to wardrobe face (2.97m x 2.64m to wardrobe face)

UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM THREE

11'11" x 8'08" (3.63m x 2.64m)

UPVC double glazed window. Fitted carpet. Radiator.

OFFICE

10'05" 6'10" (3.18m 2.08m)

UPVC double glazed window (internal). Carpet. Radiator.

SHOWER ROOM

8'02" x 6'05" (2.49m x 1.96m)

UPVC double glazed window. Vinyl flooring. Radiator. WC, wash basin and walk in electric shower. Store cupboard containing hot water cylinder.

OUTSIDE

To the rear there is a sizable plot with extensive block paved area. Borders with bushes and shrubs providing decoration and privacy. Timber shed.

To the front there is a tarmac surfaced driveway and borders with plants and shrubs.

INTEGRAL GARAGE

21'03" x 11'07" (6.40m/0.91m x 3.53m)

UPVC double glazed window. Electric roller door. Storage in roof space.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

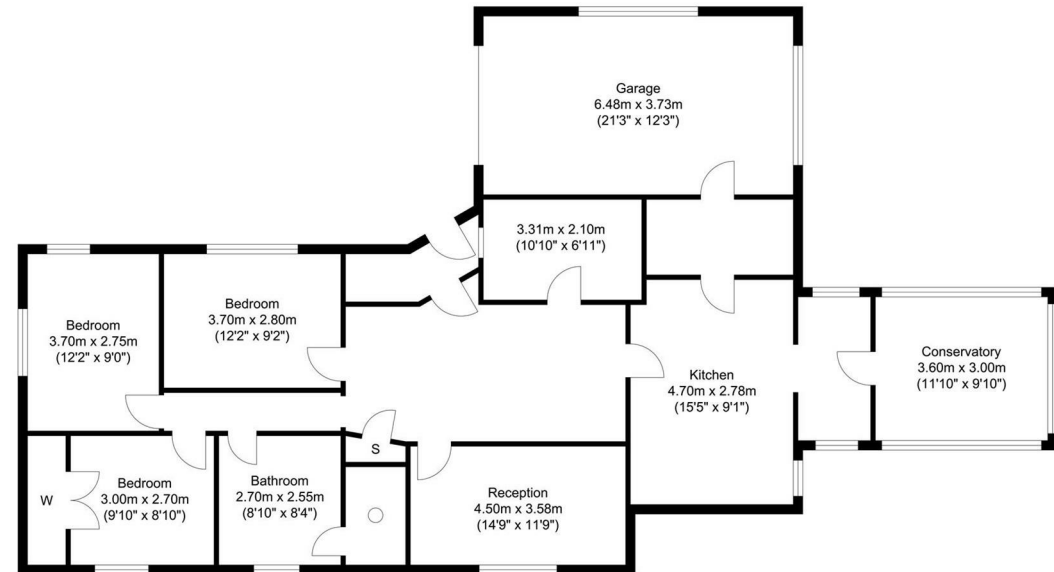
Tenure - Freehold

Council Tax Band - D



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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