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Estate Agents

the best move you'll make

Letting and Management Specialists



63 Souldern Way, Meir Hay, Stoke-On-Trent, ST3 1TN

£205,000

- Three Bedrooms
- No Chain!
- Fitted Kitchen With Breakfast Bar
- Detached Garage
- Corner Plot
- Two Reception Rooms
- Block Paved Driveway
- Popular Location!

Situated in the popular residential location of Meir Hay, this three-bedroom semi-detached property occupies an attractive corner plot and is offered for sale with NO ONWARD CHAIN!

The property features a comfortable living room, a kitchen with breakfast bar and an additional reception room or utility room beyond the kitchen. The first floor is home to three bedrooms and the family bathroom.

Externally, the property benefits from a block-paved driveway providing off-road parking, together with a detached brick-built garage. Its corner plot position offers additional outside space and further potential.

An excellent opportunity for buyers looking to purchase in this sought-after area, early viewing is highly recommended to appreciate the property's position and potential!





GROUND FLOOR

ENTRANCE HALL
UPVC double glazed front door. Fitted carpet. Radiator.

LIVING ROOM
15'1 x 11'2 (4.60m x 3.40m)
Fitted carpet. Radiator. UPVC double glazed window.

KITCHEN
14'8 x 8'9 (4.47m x 2.67m)
Laminate flooring. Range of wall cupboards and base units with an integrated oven, hob and extractor fan. Breakfast bar. Storage area. Gas boiler. Timber single glazed window.

ADDITIONAL RECEPTION ROOM
12'0 x 10'4 (3.66m x 3.15m)
Vinyl flooring. Radiator. UPVC double glazed window. Timber back door into the garden.

FIRST FLOOR

LANDING
Fitted stair and landing carpet. UPVC double glazed window. Access to the loft.

BEDROOM ONE
13'11 x 8'1 (4.24m x 2.46m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO
10'2 x 8'1 (3.10m x 2.46m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE
10'10 max, 6'7 min x 6'2 max, 3'0 min (3.30m max, 2.01m min x 1.88m max, 0.91m min)
Fitted carpet. Radiator. UPVC double glazed window. Cupboard containing the hot water cylinder.

BATHROOM
6'2 x 6'0 (1.88m x 1.83m)
Laminate flooring. Radiator. UPVC double glazed window. Part tiled walls. Bath with shower over, wash basin and wc.

OUTSIDE
The property sits on a sizeable corner plot and features a lawn and a block paved driveway for off road parking.

The enclosed rear garden has a lawn and gravelled area.

DETACHED BRICK GARAGE








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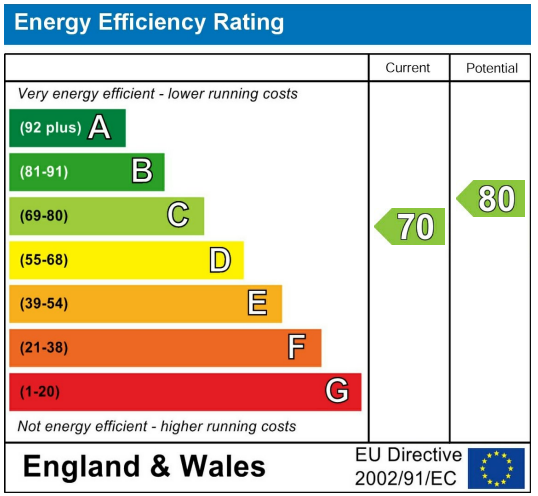

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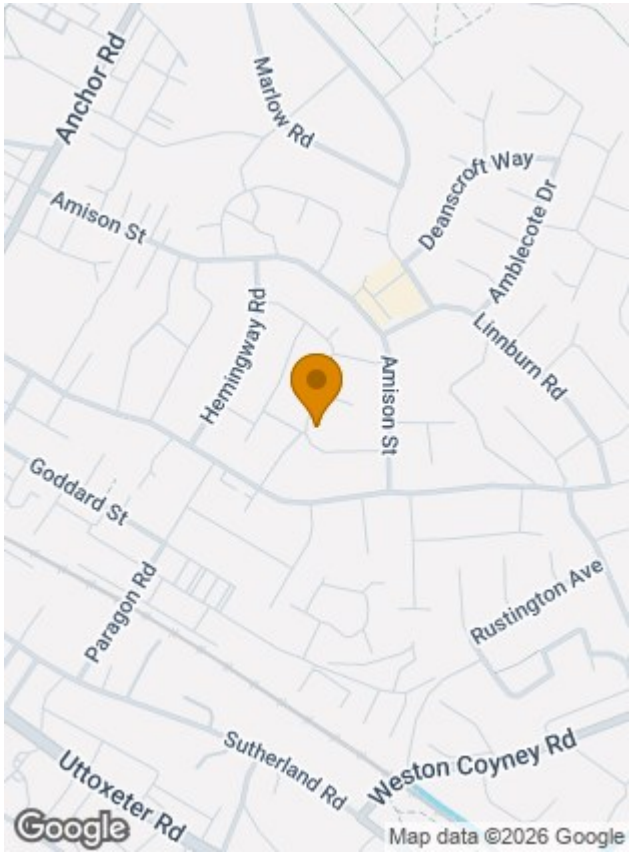

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
80
England & Wales
EU Directive 2002/91/EC


Anchor Rd
Marlow Rd
Amison St
Deanscroft Way
Amblecote Dr
Linnburn Rd
Hemingway Rd
Amison St
Goddard St
Paragon Rd
Rustington Ave
Sutherland Rd
Weston Coyney Rd
Uttoxeter Rd
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MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B





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 be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (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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