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the best move you'll make

Estate Agents

Letting and Management Specialists



26 Queensmead Road, Meir, Stoke-On-Trent, ST3 7DD

£170,000

- Three Bedrooms
- Spacious Accommodation
- FF Family Bathroom
- Off Road Parking
- Popular Location
- GF Cloaks/Wc
- Combi Boiler
- Large Rear Garden

Situated in a popular residential location, this well-proportioned three-bedroom semi-detached home on Queensmead Road offers spacious accommodation, generous outdoor space and excellent potential for a wide range of purchasers!

The property boasts a comfortable and practical layout, featuring three well-sized bedrooms that are perfectly suited to growing families, first-time buyers or those looking for additional space. The well-balanced accommodation provides a fantastic opportunity for buyers to make the property their own.

Externally, the home benefits from a driveway to the front, providing convenient off-road parking, while to the rear is a lengthy enclosed garden with an insulated workshop and a range of other sheds.

Conveniently located close to local amenities, schools and excellent transport links, this fantastic home combines practicality with a desirable location.

Early viewing is highly recommended to fully appreciate the accommodation and potential on offer!





GROUND FLOOR

ENTRANCE HALL
UPVC double glazed door. Tiled floor. Vertical radiator. Stairs to the first floor.

LIVING ROOM
14'2 x 13'10 (4.32m x 4.22m)
Fitted carpet. Radiator. UPVC double glazed window.

KITCHEN
14'2 x 9'2 (4.32m x 2.79m)
Tiled floor. Radiator. UPVC double glazed window. Range of wall cupboards and base units. Vaillant combi boiler.

REAR HALL
Tiled floor. Storage area. UPVC double glazed rear door.

CLOAKS/WC
Vinyl flooring. Radiator. UPVC double glazed window. Wc.

FIRST FLOOR

LANDING
Fitted stair and landing carpet. UPVC double glazed window. Access to the boarded loft which provides a good storage area!

BEDROOM ONE
12'6 x 9'0 (3.81m x 2.74m)
Fitted carpet. Radiator. UPVC double glazed window. Fitted storage.

BEDROOM TWO
10'11 x 10'2 (3.33m x 3.10m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE
8'11 x 6'11 (2.72m x 2.11m)
Fitted carpet. Radiator. UPVC double glazed window. Fitted storage.

BATHROOM
7'6 x 6'11 (2.29m x 2.11m)
Vinyl flooring. Radiator. UPVC double glazed window. Tiled walls. Bath with shower over, wash basin and wc.

OUTSIDE
There is a lawn to the front of the property and a driveway for off road parking.

To the rear there are lawns, concreted seating area, a large fully insulated workshop and a range of other sheds.








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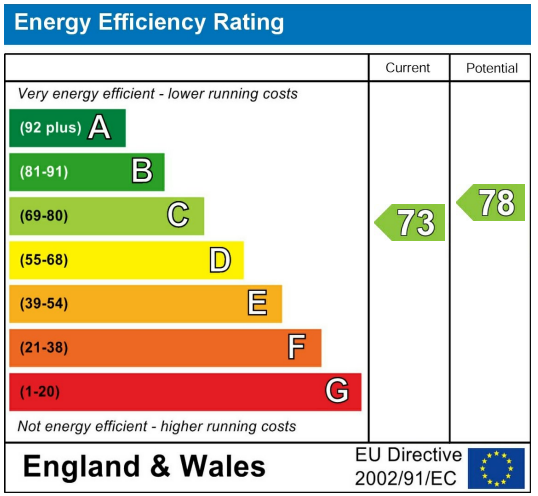

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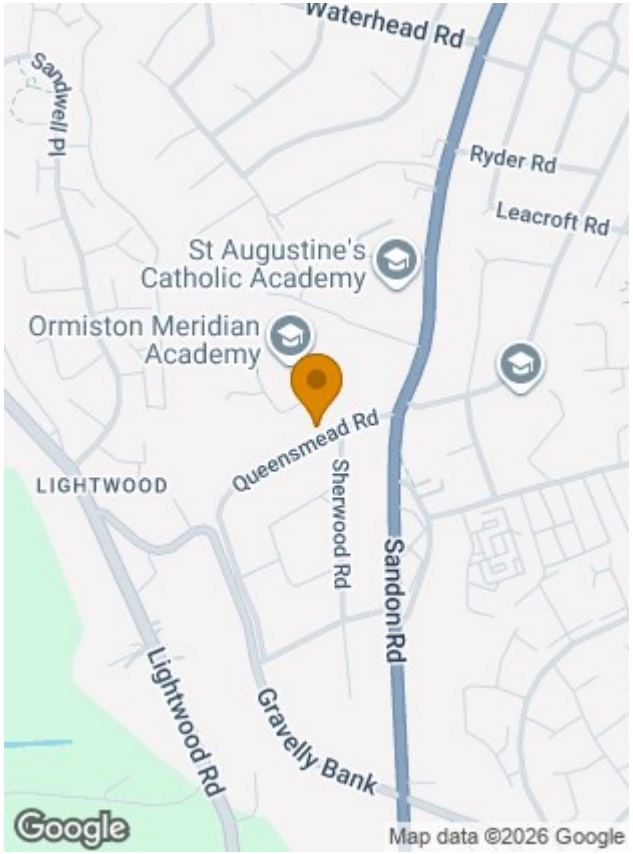

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
73
78
England & Wales
EU Directive 2002/91/EC


Waterhead Rd
Sandwell Pl
Ryder Rd
Leacroft Rd
St Augustine's Catholic Academy
Ormiston Meridian Academy
Queensmead Rd
LIGHTWOOD
Sherwood Rd
Sandon Rd
Lightwood Rd
Gravelly Bank
Google
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MATERIAL INFORMATION

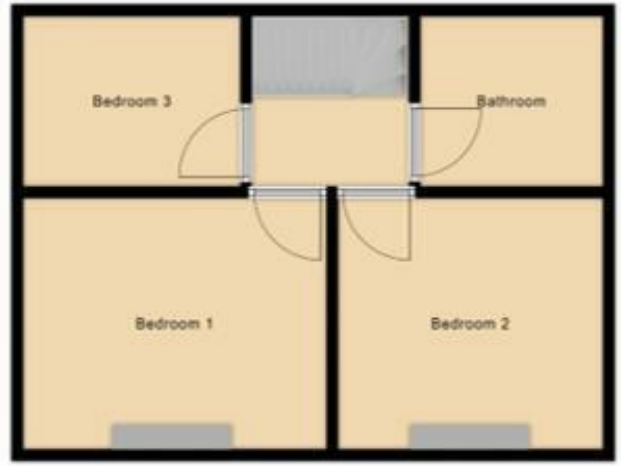
Tenure - Freehold

Council Tax Band - A









All Measurements are approximate and for display purposes only

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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