

AusterberryTM

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.



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

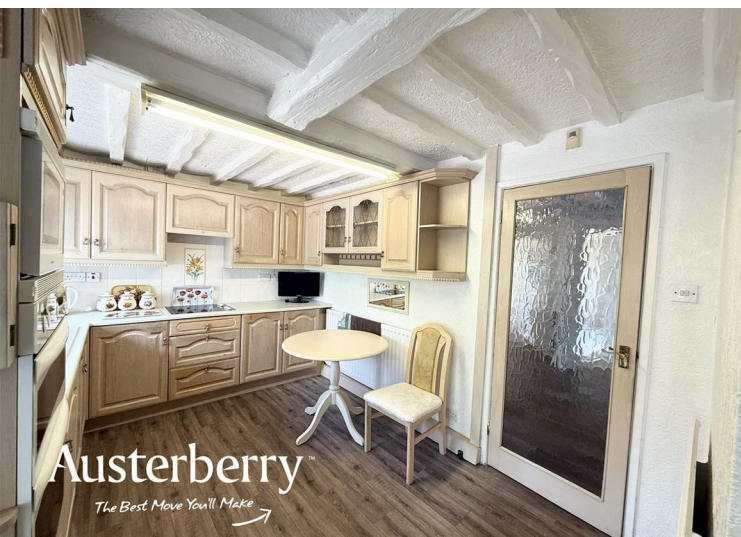
To the rear there is a sizable plot with extensive block paved area. Borders with bushes and shrubs providing decoration and privacy. Timber shed.

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

INTEGRAL GARAGE

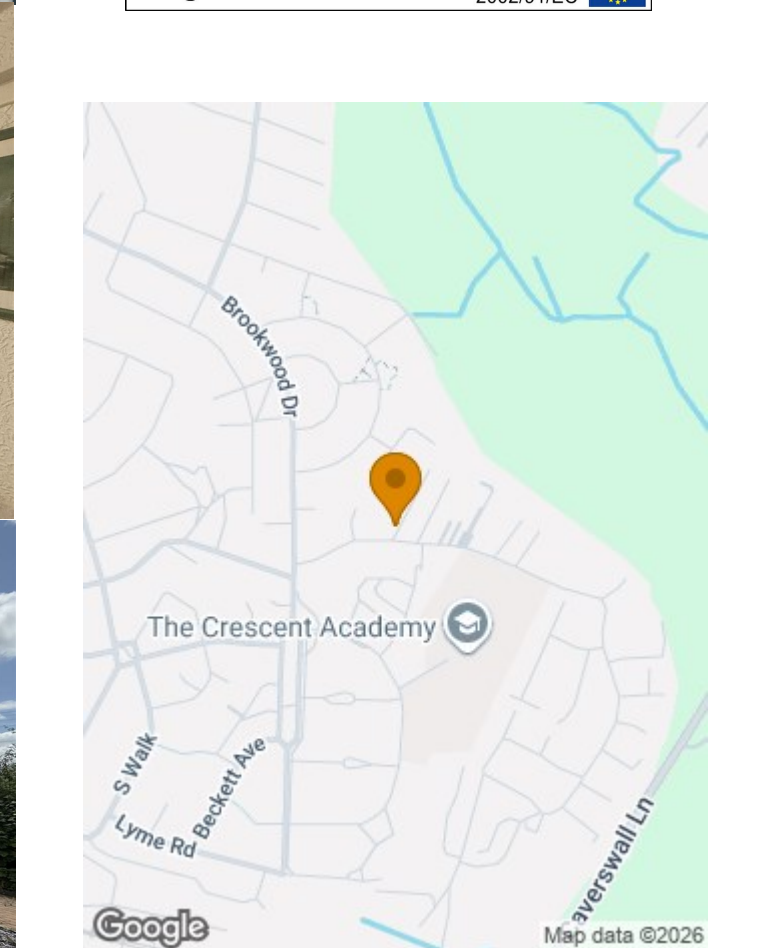
21'03" x 11'07" (6.40m/0.91m x 3.53m)

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

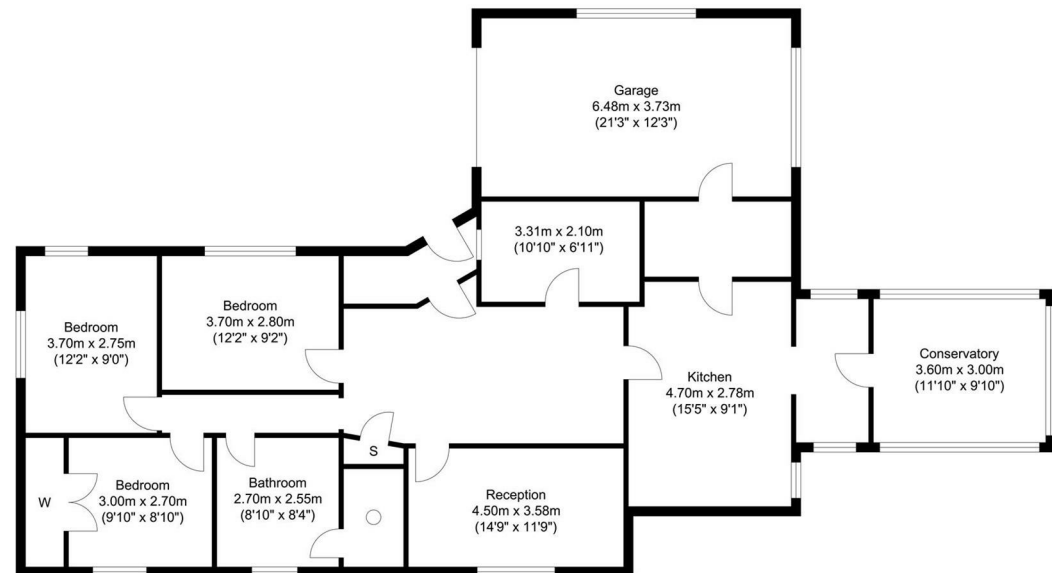
Tenure - Freehold

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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