Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



37 Golborn Avenue, Meir Heath, Stoke-On-Trent, ST3 7JQ

Offers In The Region Of

£200,000

- A Detached Bungalow
- Level Plot
- Block Paved Driveway
- Garage
- Three Bedrooms
- New Roof with Warranty
- Generous Sized Rear Garden
- Cosmetic Improvements Required

A SPACIOUS BUNGALOW WITH EXCELLENT POTENTIAL IN A POPULAR LOCATION!

Occupying a level plot on the ever-popular Golborn Avenue, this well-proportioned bungalow presents an excellent opportunity to create a wonderful home. With a brand new roof fitted to both the bungalow and the detached garage (with warranty paperwork), much of the significant investment has already been made, leaving only cosmetic updating to unlock its full potential.

The versatile layout offers flexible accommodation to suit a variety of lifestyles, with the option of three bedrooms or, alternatively, a generous dining room featuring sliding patio doors opening onto the rear garden.

Practicality is a key feature, with two entrance porches providing additional convenience, along with a detached garage fitted with an electric roller shutter door.

Outside, the property enjoys a block paved driveway to the front and a generous rear garden with a paved patio and lawn, offering plenty of space to relax, entertain or enjoy gardening.

A fantastic opportunity to acquire a bungalow with tremendous potential in a highly desirable residential area. Early viewing is recommended—contact Austerberry today to arrange your appointment!





ENTRANCE PORCH
UPVC double glazed front door and windows with fitted blinds. Tiled flooring. PVC roof.

ENTRANCE HALL
Tile effect vinyl flooring. Frosted glass window. UPVC double glazed door.

KITCHEN WITH DINING SPACE
16'11 x 8'10 (5.16m x 2.69m)
Range of fitted wall cupboards and base units with integrated electric oven and gas hob. Plumbing for washing machine. UPVC double glazed windows and UPVC double glazed door into the side porch. Tiled flooring. Tiled splashbacks and walls. Radiators. Integral storage.

MIDDLE HALL
Tile effect vinyl flooring. Access to the loft.

LOUNGE
20'0 x 10'3 (6.10m x 3.12m)
Herringbone style vinyl flooring. UPVC double glazed window. Radiator. Gas fire and gas fireplace. Double doors into the dining room.

DINING ROOM/BEDROOM ONE
18'8 x 7'10 (5.69m x 2.39m)
Fitted carpet. Radiator. UPVC double glazed window and UPVC sliding patio doors.

BEDROOM TWO
13'1 x 12'2 (3.99m x 3.71m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE
9'11 x 8'7 (3.02m x 2.62m)
Fitted carpet. Radiator. UPVC double glazed window. Fitted furniture.

SHOWER ROOM
6'3 x 5'6 (1.91m x 1.68m)
Fully tiled room. White suite with wash basin, wc and corner shower with glass cubicle. Radiator. UPVC double glazed window.

SIDE PORCH
UPVC double glazed front and rear doors and UPVC double glazed windows with fitted vertical blinds. Tiled flooring.

OUTSIDE
There is a large paved patio to the rear of the property with a grass lawn and fruit trees at the bottom of the garden. There is also a composite garden shed and external power sockets.

To the front of the property is a lawn and a block paved driveway which leads to the...

ATTACHED GARAGE
18'5 x 8'6 (5.61m x 2.59m)
New roof! Electrical roller shutter door. Light and power. Worcester central heating boiler.








Austerberry
The Best Move You'll Make

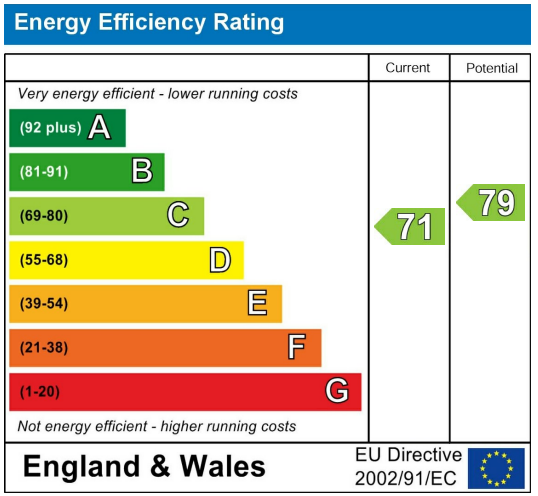

Austerberry
The Best Move You'll Make

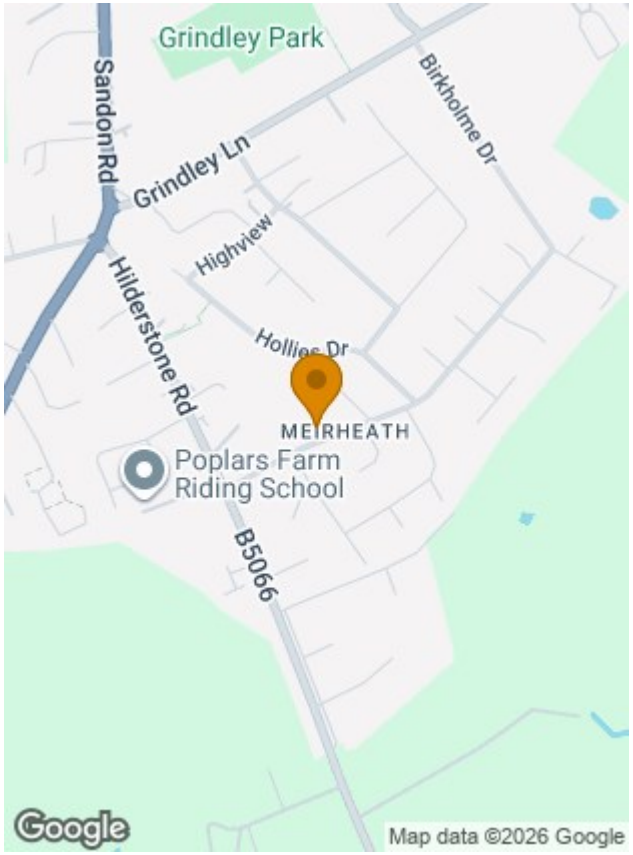

Austerberry


Austerberry


Austerberry
The Best Move You'll Make


Austerberry
The Best Move You'll Make


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
71
79
England & Wales
EU Directive 2002/91/EC

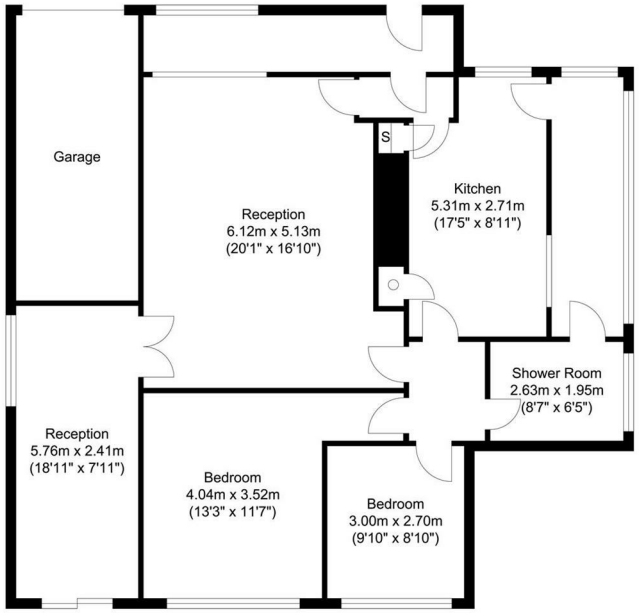

Grindley Park
Sandon Rd
Grindley Ln
Birkholme Dr
Highview
Hilderstone Rd
Hollies Dr
MEIRHEATH
Poplars Farm Riding School
B5066
Google
Map data ©2026 Google

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 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

Austerberry™
the best move you'll make