

# Austerberry™

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Estate Agents

Letting and Management Specialists



17 Hazel Grove, Meir, Stoke on Trent, ST3 5PL

£170,000

- Large Than Usual Plot
- Wet Room
- Convenient Location
- UPVC Double Glazing
- Two Bedrooms
- Off-Road Parking For Multiple Vehicles
- Gas Central Heating
- Garage

Situated on Hazel Grove, this two-bedroom semi-detached home occupies a larger-than-usual plot, offering excellent outdoor space and ample parking.

The property provides well-proportioned accommodation, including a comfortable living area and a kitchen to the rear, while upstairs there are two bedrooms and a practical wet room.

One of the standout features is the generous plot size, with the property benefiting from off-road parking for multiple vehicles—ideal for households with more than one car or those requiring additional space.

Located within the convenient residential area of Meir, the property is well placed for local amenities, schools, and transport links, making it a practical choice for a range of buyers.

Call or e-mail us to arrange your viewing today!



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## GROUND FLOOR

### ENTRANCE HALL

Fitted carpet. Radiator. UPVC double glazed front door.

### LIVING ROOM

14'10 x 11'6 (4.52m x 3.51m)

Fitted carpet. Radiator. UPVC double glazed window. Gas fire. Store cupboard.

### KITCHEN

14'11 x 7'8 (4.55m x 2.34m)

Fitted carpet. Radiator. UPVC double glazed rear door. Two UPVC double glazed windows. Range of wall cupboards and base units. Part tiled walls. Worcester gas central heating boiler.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet. UPVC double glazed window. Access to the loft via a loft ladder.

### BEDROOM ONE

12'11 max x 10'11 max (3.94m max x 3.33m max)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobe.

### BEDROOM TWO

11'7 x 8'4 (3.53m x 2.54m)

Fitted carpet. Radiator. UPVC double glazed window.

### BATHROOM/WC

8'5 max x 6'0 max (2.57m max x 1.83m max)

Vinyl flooring. Radiator. UPVC double glazed window. Electric shower, wash basin and wc. Store cupboard containing the hot water cylinder. Part tiled walls.

### OUTSIDE

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

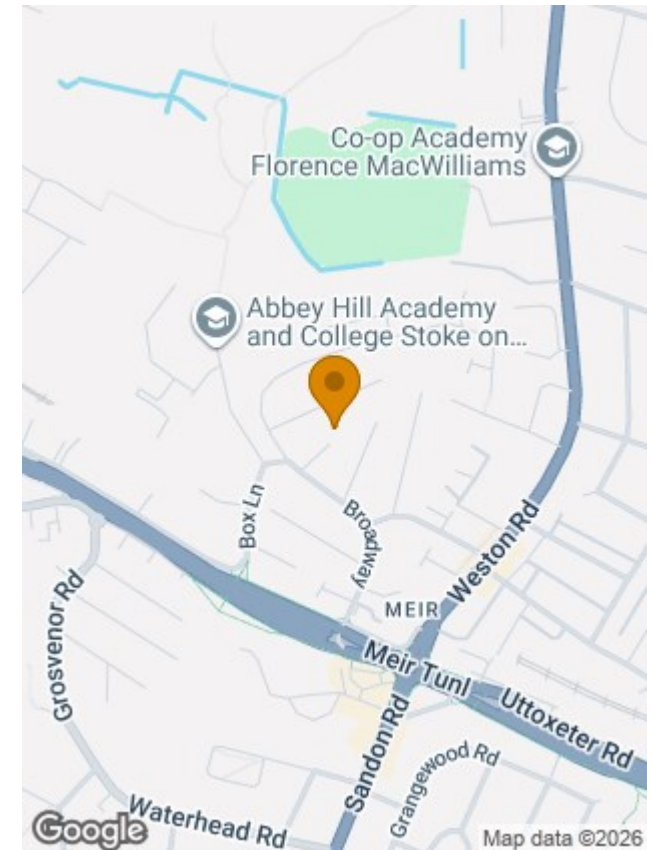
The rear garden is larger than average and provides additional parking space along with a patio, lawn and a...

### DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## MATERIAL INFORMATION

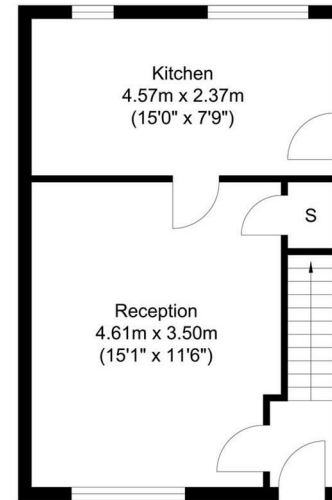
Tenure - Freehold

Council Tax Band - A

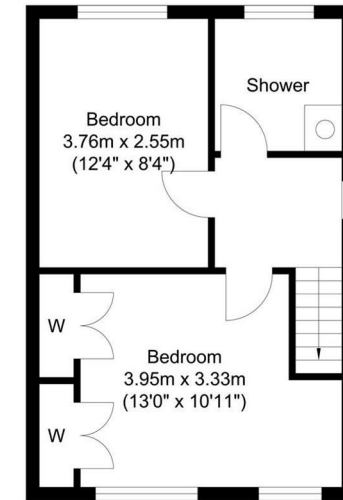


### PLEASE NOTE

- \* 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.



Ground Floor



First Floor

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

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