

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



4 Ravenna Way, Meir Hay, Stoke-On-Trent, ST3 5YW

£175,000

- Watch Our Online Video Tour!
- Bathroom With White Suite
- Fully Modernised
- UPVC Double Glazing & Combi Boiler
- Two Bedrooms
- Spacious Conservatory
- Off Road Parking
- Carport

The perfect first time buy!

This stunning semi-detached house in the increasingly sought after location of Meir Hay is fully modernised and comes with the added benefit of a spacious conservatory at the back which leads out into the garden.

Contemporary decoration is apparent throughout and the house is well equipped with UPVC double glazed windows and a modern combi boiler. Off road parking is provided at the front of the property thanks to the fully tarmac surfaced driveway.

Ravenna Way is a quiet spot situated at the top of Meir Hay with ideal commuter links and many amenities within close proximity. Local shops are only a short distance away!

We think this is a great opportunity in a great location and we would encourage you to watch our online video tour! To arrange your viewing, call or email us.



## GROUND FLOOR

### ENTRANCE HALL

Composit front door. Laminate flooring. Radiator. Stairs to the first floor.

### KITCHEN

10'7 x 6'5 (3.23m x 1.96m)

Vinyl flooring. Radiator. UPVC double glazed window. Part tiled walls. Range of wall cupboards and base units with integrated electric oven and hob. Wall mounted extractor.

### LIVING ROOM

12'10 max x 12'6 max (3.91m max x 3.81m max)

Laminate flooring. Radiator. Store cupboard. UPVC double glazed patio doors into the...

### CONSERVATORY

12'4 x 11'10 (3.76m x 3.61m)

UPVC double glazed wiindows with fitted blinds and UPVC double glazed door leading into the garden. Laminate flooring. Radiator.

## FIRST FLOOR

## LANDING

Fitted stair and landing carpets. UPVC double glazed window. Store cupboard housing the Baxi combi boiler. Access to the loft.

### BEDROOM ONE

12'6 x 9'6 (3.81m x 2.90m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

12'7 x 6'9 (3.84m x 2.06m)

Laminate flooring. Radiator. UPVC double glazed window.

### BATHROOM

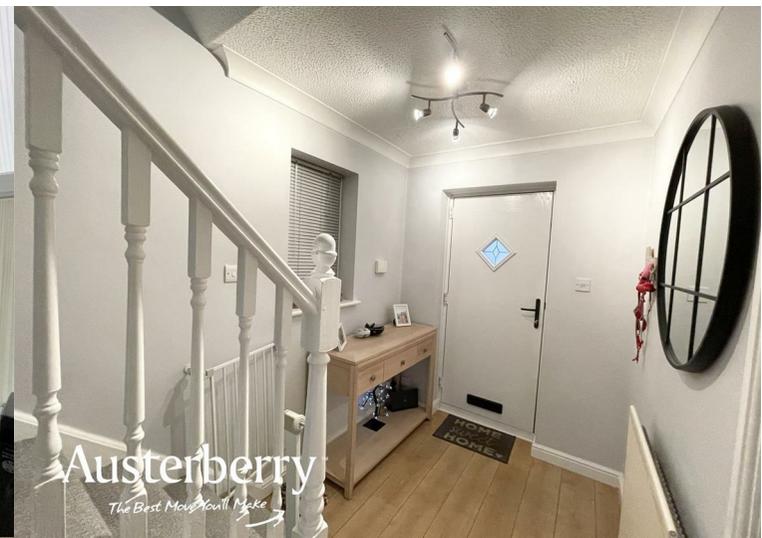
6'6 x 6'1 (1.98m x 1.85m)

Vinyl flooring. Radiator. White suite consisting of a bath with shower over, low level wc and wash basin in a fitted vanity unit. Part tiled walls.

## OUTSIDE

There is a tarmac driveway to the front of the house with a block paved border and a carport to the side.

To the rear is a patio ares, lawn and a decking area with a pergola.





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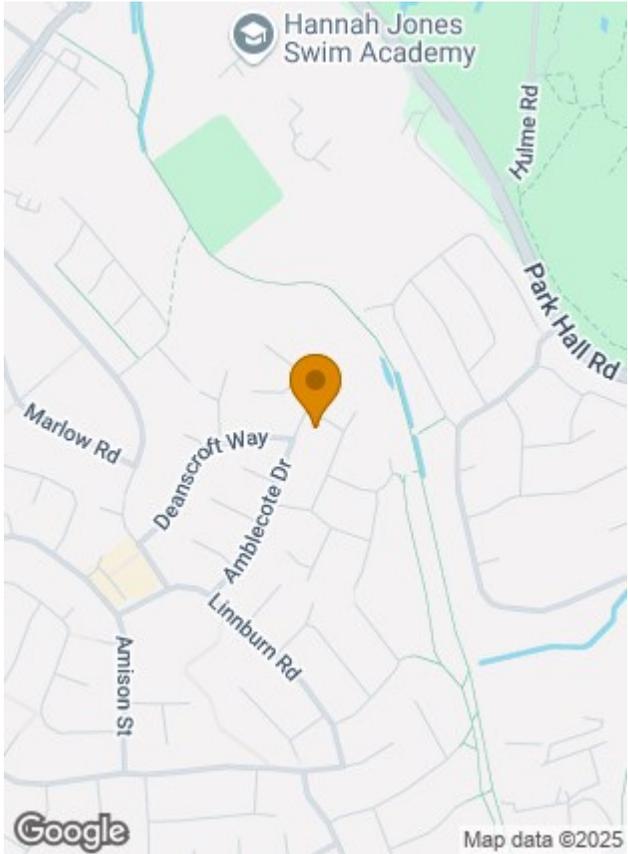


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>75</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Google Map data ©2025

## 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 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](mailto:enquiries@austerberry.co.uk)

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