



3 Meadowside, Saverley Green, Stoke-On-Trent, ST11 9QX

Offers In The Region Of £475,000

- Selling with NO CHAIN!
- Includes paddock opposite, approximately 0.64 of an acre
- Separate sitting room and snug
- Close proximity to Cheadle, Stone, Uttoxeter and the A50
- Four Bedroom property
- Large rear garden with garden room
- Three bathrooms
- Situated in a village location
- Open plan kitchen / living / dining
- Council tax band B

3 Meadowside, Stoke-On-Trent ST11 9QX

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this delightful semi-detached house on Meadowside. With no chain involved, you can move in without delay and start enjoying all that this property has to offer.

Boasting four well-proportioned bedrooms, this residence provides ample accommodation for families or those seeking extra space. The property features three bathrooms, ensuring convenience for all residents and guests alike. The heart of the home is an inviting open plan kitchen, living, and dining area, perfect for entertaining or enjoying family meals together. Additionally, a separate sitting room and snug provide versatile spaces for relaxation or quiet reading.

The large rear garden is a true highlight, offering a peaceful retreat with a garden room that can be used for various purposes, whether as a home office, playroom, or simply a space to unwind. The property also includes a paddock opposite, set on approximately 0.64 of an acre, providing a unique opportunity for those



Council Tax Band: B



Ground Floor

Entrance

6'0" x 4'4"

Composite double glazed door to the frontage, stairs to the first floor.

Sitting Room

17'2" x 11'11"

UPVC double glazed bay window to the frontage, UPVC double glazed window to the rear, log burner, slate hearth, wood mantel, vertical white radiator.

Kitchen / Living / Dining

29'3" x 15'4" max measurement

UPVC double glazed bay window to the frontage, UPVC double glazed window to the rear, UPVC double glazed patio doors to the rear, unit, to the base and eye level, island unit, kitchen peninsula, Rangemaster Toledo range cooker, Smeg extractor hood, integral microwave, integral larder fridge, integral larder freezer, ceramic double butler sink, chrome mixer tap Peninsula, space and plumbing for a dishwasher, two white vertical radiators, inset ceiling spotlights.

Snug

10'7" x 8'3"

UPVC double glazed French doors to the frontage, radiator, inset ceiling spotlights.

Utility Room

12'5" x 8'3"

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, units to the base and eye level, space and plumbing for a washing machine, space for a tumble dryer, integral under counter freezer, ceramic double butler sink, chrome mixer tap with spray attachment, radiator, inset ceiling spotlights, UPVC double glazed door to the side aspect.

Shower Room

5'2" x 4'7"

Quadrant shower enclosure, chrome fittings, rainfall shower head, wall mounted wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, fully tiled, extractor fan.

First Floor

Landing

UPVC double glazed window to the rear, loft hatch.

Bathroom

7'6" x 8'10"

UPVC double glazed window to the rear, double ended bath, chrome mixer tap, handheld shower attachment, walk in shower enclosure, chrome fitting, rainfall shower head, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, inset ceiling spotlights.

Bedroom One

25'8" x 8'3"

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, two Velux Skylights to the rear, two radiators.

Bedroom two

11'0" x 11'0"

UPVC double glazed window to the rear, two Velux skylights, radiator.

En-suite

7'1" x 4'8"

Double ended bath, chrome mixer tap, shower over, chrome fittings, glass shower screen, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, fully tiled, extractor fan.

Bedroom Three

11'11" x 9'3"

UPVC double glazed window to the frontage, radiator, over stairs storage cupboard.

Bedroom Four

12'0" x 8'11"

UPVC double glazed window to the frontage, radiator.

Loft

Boarded, pull -down-ladder, light.

Externally

To the frontage, gravel driveway suitable for multiple vehicles, area laid to lawn, mature trees and shrubs, hedge and fence boundary, wooden gates, access to the rear.

To the rear, paved patio, area laid to lawn, gravel path, raised bed, mature trees, timber shed, garden room.

Garden Room

13'7" x 11'11"

Power and light, UPVC double glazed French doors to the frontage, two UPVC double glazed windows the left side aspect, UPVC double glazed window the right side aspect, carpeted, inset ceiling spotlights.

Paddock

Opposite the property, approximately 0.64 of an acre, fence boundary, two timber buildings.

AML REGULATIONS

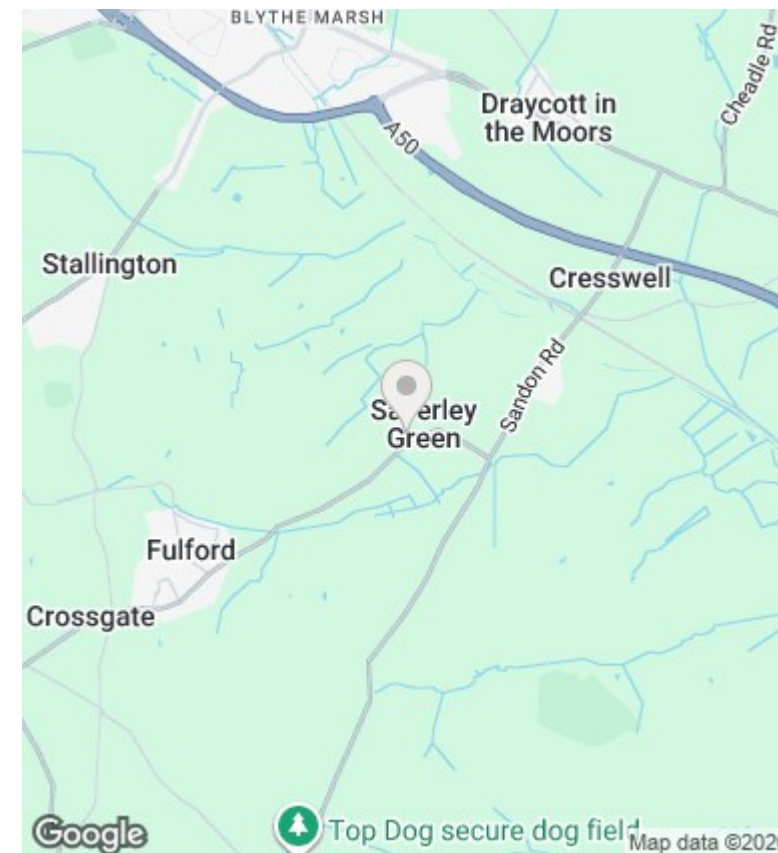
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	