



## 82 Grindley Lane

Meir Heath, ST3 7LP

£185,000

**Tinsley  
Garner**

independent property expertise



A charming semi-detached cottage situated in a popular location on the edge of Meir Heath. The property is well presented throughout and offers cosy accommodation comprising; entrance hall, lounge with wood burning stove, newly fitted dining kitchen, two double bedrooms, en-suite shower room to the master, family bathroom. The cottage is approached via a gravelled driveway providing generous off road parking, also benefitting from Upvc double glazed windows and doors, recently upgraded gas combi central heating boiler and delightful south facing rear garden with superb far reaching views.

Early Viewing Essential

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## Entrance Hall

Upvc part obscure double glazed front door opens to the hallway with tile effect laminate flooring and central heating thermostat. Access to the lounge, dining kitchen, bathroom and first floor stairs.

## Lounge

A light and cosy reception room offering a feature chimney breast opening with granite hearth and inset wood burning stove, Upvc double glazed square bay window to the front of the property, radiator, TV connection, carpet and under stairs storage cupboard.

## Dining Kitchen

A modern kitchen offering a range of cream finish wall and floor units, coordinated block wood effect work surfaces, tiled splash-backs and inset stainless steel sink and drainer with chrome mixer tap. Upvc double glazed window to the side elevation and French doors opening to the rear garden, recessed ceiling lights, radiator and tile effect laminate flooring. Wall mounted Vaillant Eco Tec Pro 28 gas combi central heating boiler. Appliances include stainless steel gas hob with extractor hood and light above, integral electric oven, plumbing for a washing machine and space for an American style upright fridge freezer.

## Bathroom

Fitted with a white suite comprising; standard bath and panel with chrome taps, pedestal wash hand basin with chrome taps and tiled splash-back, low level push button WC and fully tiled shower enclosure with mains fed thermostatic shower system. Upvc obscure double glazed window to the rear aspect, recessed ceiling lights, part tiled walls, chrome towel radiator and tile effect laminate flooring.



## First Floor

### Stairs & Landing

With carpet, loft access and small landing. The loft is fully boarded for storage purposes, has lighting and a metal drop down ladder.

### Bedroom One

A good size main bedroom offering a Upvc double glazed window with an open aspect, radiator, carpet and doorway to the en-suite shower room.

### En-suite Shower Room

Fitted with a modern white suite comprising; low level push button WC, wash hand basin with chrome mixer tap and storage unit, corner fully tiled shower enclosure with mains thermostatic shower system. Recessed ceiling lights, chrome towel radiator, extractor fan and vinyl flooring.

### Bedroom Two

With Upvc double glazed window enjoying views across the garden and large paddock beyond, carpet and radiator.

## Outside

### Front

The property is approached via a gravelled driveway providing off road parking for four cars. With mature hedgerow, timber fence panelling and side access via a wrought iron gate to the rear garden.

### Rear

The well maintained delightful rear garden offers a gravelled patio, mature hedgerow, paved pathways, lawns, raised flower beds, raised vegetable beds, shed, greenhouse, external water



and power connections. Stone patio and raised decked area with superb open views across a large paddock and beyond.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band B

#### Services

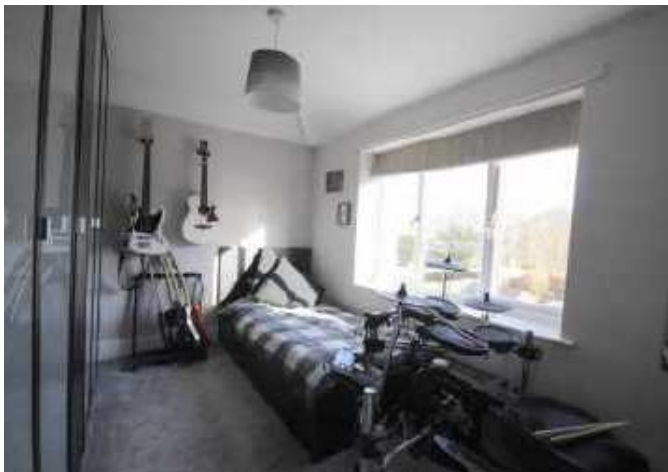
Mains gas, water, electricity & drainage.

Gas central heating

#### Viewings

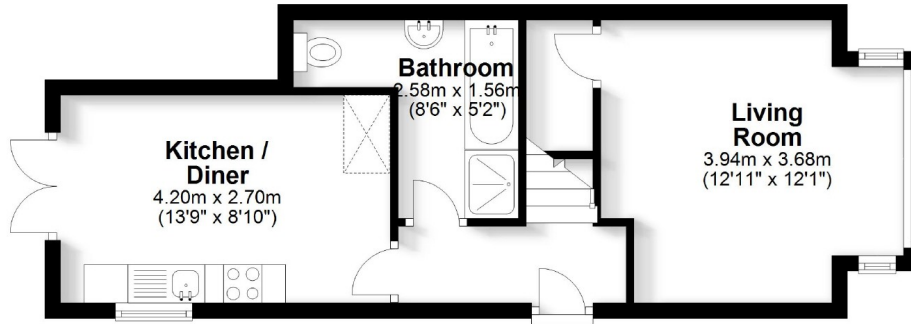
Viewings strictly by appointment via the agent.





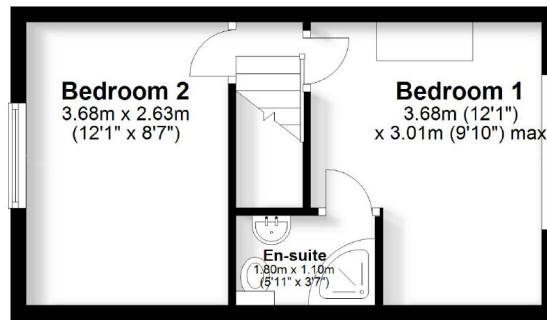
### Ground Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



### First Floor

Approx. 23.5 sq. metres (253.4 sq. feet)



Total area: approx. 59.5 sq. metres (640.4 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



# Energy performance certificate (EPC)

82 GRINDLEY LANE MEIR HEATH STOKE ON TRENT ST3 7LP	Energy rating <b>D</b>
Valid until 17 February 2031	Certificate number 2412-2211-8139-8462-1177

## Property type

Semi-detached house

## Total floor area

60 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)