



# ESTATE AGENTS

*... the key to a successful move*

Keys Estate Agents



**Charlestown Grove, Meir Park, Stoke-On-Trent, Staffordshire,  
ST3 7WL**

**Offers in the  
region of  
£170,000**

\* READY AND WAITING FOR ITS NEW OWNERS

\* ENTRANCE HALL \* LOUNGE

\* KITCHEN/DINER

\* THREE BEDROOMS AND A BATHROOM

\* FRONT AND REAR GARDEN

\* OFF ROAD PARKING

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)



# Charlestown Grove, Meir Park, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

This superb end town house which has been maintained by the current owners will appeal to first time buyers and families alike, it is situated on the popular Meir Park development and within easy access of the A50 Stoke - Derby link road, Hanley city centre and the Potteries towns. The accommodation comprises: Entrance hall, cloaks, lounge, kitchen/diner and to the first floor three bedrooms and a family bathroom, externally there is off road parking for two vehicles, gardens to the front and an enclosed rear garden. Additional benefits include uPVC double glazing and gas central heating. **VIEWING A MUST**

### GROUND FLOOR

#### ENTRANCE HALL

Ceiling light point, radiator, stairs leading to the first floor.

#### CLOAKS

Fitted with a two piece white suite comprises: low level w.c. wash hand basin. Ceiling light point, radiator

#### LOUNGE 15'8" x 11'5" (4.8 x 3.5)

Wall hung electric fire, ceiling light point, radiator, T.V. aerial point, uPVC double glazed window with front aspect.

#### KITCHEN/DINER 14'7" x 8'7" (4.46 x 2.64)

Fitted with a range of wall and base units and co-ordinating work tops, built in single electric oven, four ring electric hob, sink and drainer with mixer tap, space for appliances. Ceiling light point, radiator, uPVC double glazed window, uPVC sliding patio doors leading to outside.

### FIRST FLOOR

#### BEDROOM ONE 11'2" x 8'0" (3.42 x 2.46)

Fitted wardrobe, ceiling light point, radiator, uPVC double glazed window.

#### BEDROOM TWO 10'0" x 7'10" (3.07 x 2.39)

Fitted wardrobe, ceiling light point, radiator, uPVC double glazed window.

#### BEDROOM THREE 9'3" x 6'2" (2.82 x 1.89)

Ceiling light point, radiator, uPVC double glazed window.

#### BATHROOM 8'2" x 6'2" (2.49 x 1.89)

Fitted with a three piece white suite comprises: P shaped bath, wash hand basin set in vanity unit, low level w.c. Spot lights, heated towel rail, uPVC double glazed window.

### EXTERNALLY

To the front is a tarmac drive providing off road parking for two vehicles, To the rear is an enclosed garden with side access, there is a patio seating area and a lawn.



# Charlestown Grove, Meir Park, Stoke-On-Trent,

## GENERAL INFORMATION

### Services

We believe all are available.

### Tenure

Assumed to be freehold.

### Viewing

Strictly by appointment with the agents. 01782 399911

### Council Tax Band

For details of council tax band telephone

Stoke City Council

### Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

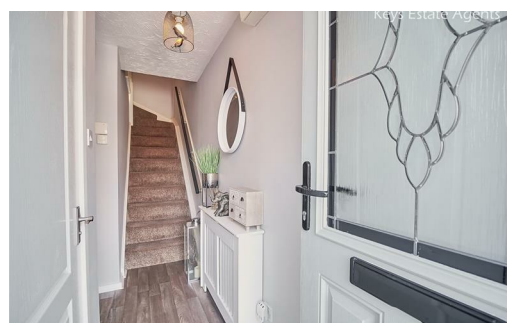
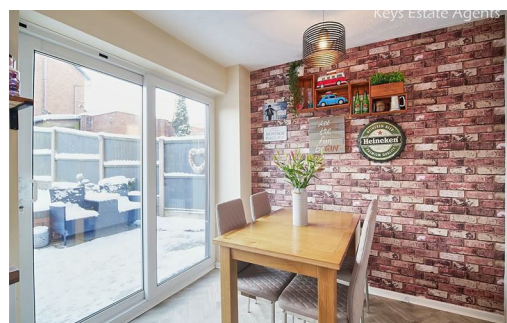
Subject to contract. Vacant possession on completion.

## MORTGAGE ADVICE


Independent Mortgage Advice with 100's of lenders to choose from.


Our Mortgage Advisor can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 268422.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotations available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.





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>		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR

Charlestown Grove, Meir Park FLOOR PLAN



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

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Written quotations of credit terms available on request. A life assurance policy may be required