

FOR SALE



Brookwood Drive, Meir, Stoke On Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £140,000


MARTIN&CO



Brookwood Drive, Meir, Stoke On Trent

3 Bedrooms, 1 Bathroom

Offers In Excess Of £140,000

- No onward chain
- Bright dual aspect reception room
- Three comfortable bedrooms
- Close to schools and amenities
- Excellent commuter links

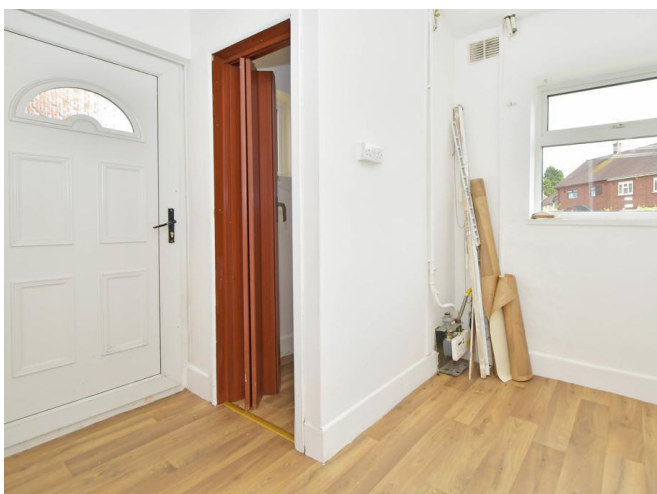
OVERVIEW Welcome to this semi-detached house, offered for sale and sure to appeal to first-time buyers, families, and investors alike. Ideally situated on a popular residential estate, the property is in good condition and comes with the added benefit of no onward chain, making your move as smooth as possible.

Step inside to discover a bright and welcoming reception room, featuring dual aspect windows that allow natural light to flood the space.. The modern kitchen provides ample dining space, ideal for family meals.

Upstairs, you'll find three comfortable bedrooms. Two generous double bedrooms, while a single bedroom offers flexibility for a child's room, home office, or guest space. The bathroom is fitted with a convenient shower, catering for busy mornings.

The property benefits from a private garden, and there's also a single garage, offering extra storage.

The location is superb, with excellent commuter links and easy access to public transport making travel straightforward. Local amenities and schools are nearby, ensuring all your essentials are close to hand.



ENTRANCE HALL 6' 0" x 2' 11" (1.84m x 0.91m)
Entered via a UPVC front door, stairs to first floor.

LOUNGE/DINER 19' 8" x 10' 5" (6.01m x 3.18m)
Having dual aspect double glazed windows to the front and rear elevations, feature fireplace, wood effect laminate flooring, two radiators.

KITCHEN 11' 5" x 11' 5" (3.50m x 3.48m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer,



space for appliances, dual aspect double glazed windows to the rear and side elevations, radiator.

UTILITY ROOM 8' 2" x 7' 9" (2.51m x 2.38m) Double glazed window to the front elevation, UPVC entry door, radiator.

WC 4' 0" x 2' 11" (1.23m x 0.90m) Comprising; low level WC, double glazed window to the side elevation.

BEDROOM ONE 13' 10" x 11' 6" (4.24m x 3.53m) Double glazed window to the front elevation, radiator.

BEDROOM TWO 10' 9" x 10' 5" (3.29m x 3.18m) Double glazed window to the front elevation, radiator.

BEDROOM THREE 10' 5" x 8' 6" (3.18m x 2.60m) Double glazed window to the rear elevation, radiator.

SHOWER ROOM 8' 3" x 5' 4" (2.52m x 1.63m) Comprising; low level WC, pedestal hand wash basin and shower unit, double glazed window to the side

elevation, radiator.

LANDING Airing cupboard.

EXTERNAL To the front of the property there is a lawned garden with a paved driveway which leads up to a single garage. The rear garden offers a good degree of privacy and is mainly laid to lawn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		





Ground Floor

First Floor

All measurements are approximate and for display purposes only

Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH
T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.