



32 Meadow Road Brown Edge, Stoke-On-Trent, ST6 8SQ

Deep in the MEADOW, under the willow. A bed of grass, a soft green pillow. Lay down your head and close your eyes. And when they open the sun will rise! Watch the sun rise over this beautiful semi detached property on MEADOW Road! Located in the popular area of Brown Edge this delightful property is sold with no upward chain. The accommodation on offer comprises a lounge, dining room, conservatory, fitted kitchen, cloakroom, three bedrooms and shower room. Externally the property benefits from a sizeable plot and has a paved driveway leading to the garage and a low maintenance fully enclosed rear garden. Located in the popular area of Brown Edge close to local amenities and countryside walks. This MEADOW is so sweet and it is ready to greet and new owner. Could it be you? Call today to book a viewing.

£194,950

32 Meadow Road

Brown Edge, Stoke-On-Trent, ST6 8SQ



- SPACIOUS SEMI DETACHED PROPERTY

- MODERN FITTED KITCHEN

- SHOWER ROOM

- NO UPWARD CHAIN

GROUND FLOOR

Entrance Porch

5'10" x 1'2" (1.80 x 0.36)

The property has a double-glazed sliding door leading into the porch. Tiled flooring.

Entrance Hall

11'8" x 6'5" (3.57 x 1.97)

A double-glazed entrance door leads from the porch coupled with a double-glazed window. Radiator. Stairs leading to the first floor.

Cloakroom

5'2" x 2'9" (1.59 x 0.84)

A double-glazed window overlooks the side aspect. Low level W.C and wash hand basin.

Lounge

12'9" x 11'1" (3.90 x 3.39)

A double-glazed window overlooks the front aspect. Fireplace housing gas fire. Television point and radiator. Open archway leads into the dining room.

Dining Room

10'7" x 8'11" (3.25 x 2.72)

Double-glazed doors lead into the conservatory. Radiator.

Conservatory

9'6" x 7'9" (2.90 x 2.37)

Double-glazed windows overlook the side and rear aspect coupled with a double-glazed door leading out to the rear garden.

Kitchen

10'8" x 8'7" (3.26 x 2.63)

A double-glazed window overlooks the

- LOUNGE & DINING ROOM

- CLOAKROOM

- OFF ROAD PARKING & GARAGE

side aspect with a double-glazed access door leading out to the rear porch. Fitted with a range of wall and base storage units with inset ceramic sink unit and side drainer. Coordinating work surface areas and wall mounted central heating boiler. Space and plumbing for fridge/freezer and washing machine. Electric cooker point. Ceiling spotlights and storage cupboard.

Rear Porch

4'6" x 3'6" (1.38 x 1.07)

Double-glazed windows overlook the side and rear aspect with a double-glazed access door.

FIRST FLOOR

First Floor Landing

8'5" x 7'1" (2.58 x 2.17)

A double-glazed window overlooks the side aspect.

Bedroom One

12'9" x 8'6" (3.90 x 2.60)

A double-glazed window overlooks the front aspect. Fitted wardrobes with spotlight lighting. Radiator.

Bedroom Two

10'8" x 10'7" (3.26 x 3.23)

A double-glazed window overlooks the rear aspect. Radiator.

Bedroom Three

7'1" x 6'3" (2.17 x 1.91)

A double-glazed window overlooks the front aspect. Radiator.

Bathroom

8'5" x 7'1" (2.59 x 2.16)

A double-glazed window overlooks the

- CONSERVATORY

- THREE BEDROOMS

- LOW MAINTENANCE REAR GARDEN

side and rear aspect. Fitted with a suite comprising double shower unit housing electric shower, low level W.C and vanity hand wash basin. Fully tiled walls and radiator. Airing cupboard housing hot water cylinder.

EXTERIOR

To the front there is a gated paved driveway leading down the side of the property, with a gravelled area with inset flower bed. To the side there is a wooden pergola seating area and greenhouse. To the rear the garden is enclosed and low maintenance laid to paving with a hedge border and flower bed borders.

Garage

18'11" x 9'3" (5.77 x 2.84)

Detached garage with up and over door. Power and lighting. Coal store at rear end of garage which is accessed from the side.

Council Tax Band

Council Tax Band B

Purchaser should seek confirmation prior to completion



