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Estate Agents

the best move you'll make

Letting and Management Specialists



4 Heath Grove, Meir Heath, Stoke-On-Trent, ST3 7JT

£180,000

- Popular Meir Heath Location
- Two Bedrooms
- Combi Boiler
- Long Drive With Double Gates
- Pleasant Residential Cul-De-Sac
- Loft Room
- UPVC Double Glazing
- Large Timber Shed/Potential Garage

CUL-DE-SAC LOCATION AND TWO BEDROOMS!

This semi-detached bungalow is well placed in Heath Grove at Meir Heath which is a very pleasant residential cul-de-sac.

The bungalow benefits from a long paved driveway to the side with tall wooden gates together with a large detached timber storage shed which could potentially be used as a garage.

The bungalow has a modern gas central heating system from a combi boiler as well as UPVC double glazing. There is also a useful double glazed dormer room currently used for storage but with the potential to become a bedroom subject to installation of a staircase and appropriate consents being obtained.

For more information call or e-mail us.





GROUND FLOOR

ENTRANCE HALL
Composite double glazed front door. Radiator. Grey laminate look vinyl flooring. N.B. There is access from the hall to a dormer room in the roof. This was once a bedroom, it is plastered and boarded and has a UPVC double glazed dormer window - but there is no staircase, it is currently accessed via a loft ladder and used for storage only.

LOUNGE
13'11 into bay x 11'11 (4.24m into bay x 3.63m)
Fitted carpet. Radiator. UPVC double glazed bay window with fitted vertical blinds. Feature fireplace.

BEDROOM ONE
10'9 to face of wardrobes x 9'10 (3.28m to face of wardrobes x 3.00m)
Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Range of fitted wardrobes to the whole of one wall.

BEDROOM TWO
11'7 x 7'11 (3.53m x 2.41m)
Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BATHROOM/WC
7'11 max x 6'0 (2.41m max x 1.83m)
Grey laminate look vinyl flooring. Radiator. Tiled walls. Pink suite complete with shower over the bath. UPVC double glazed window with fitted roller blind. Airing/storage cupboard with radiator. Wall mounted electric fan heater.

KITCHEN
11'0 x 7'10 (3.35m x 2.39m)
Grey laminate look vinyl flooring. White base units. Plumbing for washing machine. Double radiator. UPVC double glazed window to the side of the room with fitted vertical blinds. UPVC double glazed rear door and window. Pantry with UPVC double glazed window and shelving.

OUTSIDE
There is a rear garden with a lawn and paved patio and a mainly lawned front garden. The house benefits from an external power socket and tap.

A long paved driveway with tall double gates leads to a...

LARGE DETACHED TIMBER SHED/POTENTIAL GARAGE








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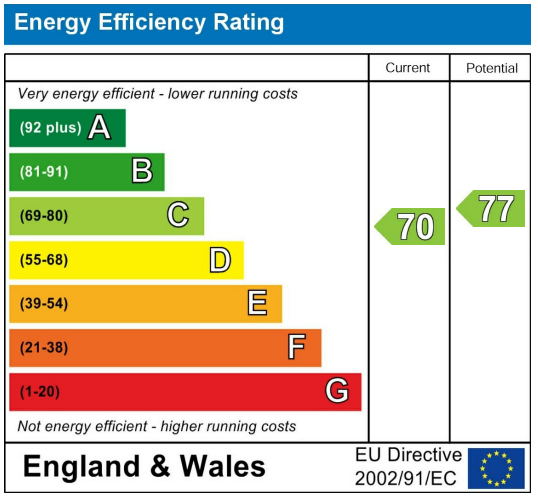

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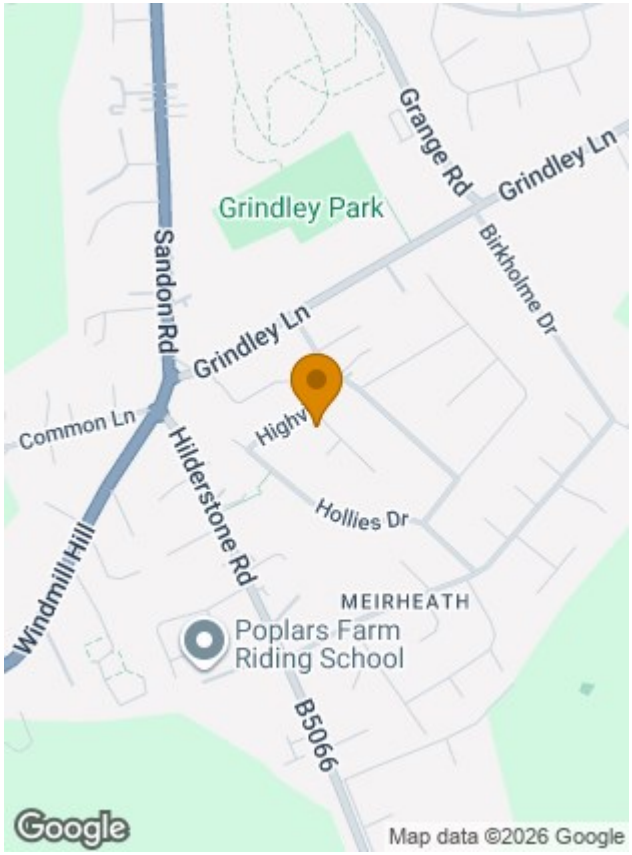

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
77
England & Wales
EU Directive 2002/91/EC


Grange Rd
Grindley Ln
Grindley Park
Birkholme Dr
Sandon Rd
Grindley Ln
Common Ln
Hilderstone Rd
Hollies Dr
Windmill Hill
MEIRHEATH
Poplars Farm Riding School
B5066
Google
Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B





PLEASE NOTE

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.

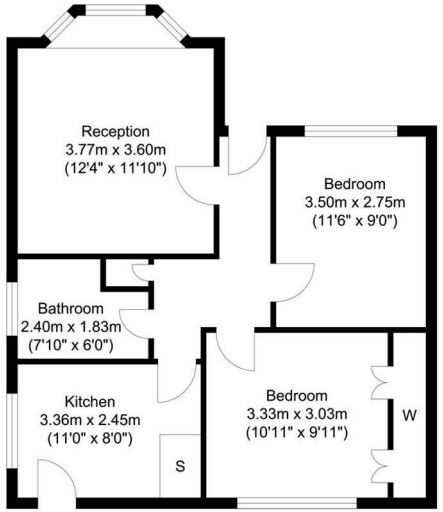
* Room sizes should not be relied upon for carpets and furnishings.

• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £175 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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