



ESTATE AGENTS

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Grindley Lane, Stoke-On-Trent, ST3 7LP

**Offers in the
region of
£280,000**

- * Extended three-bedroom semi-detached family home
- * Beautifully presented and ready to move into
- * Situated in the highly sought-after area of Meir Heath
 - * Three well-proportioned bedrooms
 - * Driveway providing ample off-road parking
- * Enclosed rear garden with lawn and patio area

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Grindley Lane, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

An impressive and beautifully presented three-bedroom semi-detached home, ideally positioned within the highly sought-after area of Meir Heath. Extended and thoughtfully improved by the current owners, the property offers stylish, modern accommodation throughout, creating an ideal home for families, first-time buyers or those looking for a property that is ready to move straight into.

Upon entering, a welcoming entrance hall provides access to the principal living accommodation.

The spacious lounge provides a comfortable and inviting reception space, featuring a fireplace and plenty of natural light — perfect for relaxing with the family or entertaining guests.

To the rear of the property is the real heart of the home — an impressive extended open-plan kitchen/diner. Beautifully appointed with contemporary fittings, excellent storage and generous preparation space, the room provides a superb setting for everyday family life and entertaining. Patio doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces.

The property offers three well-proportioned bedrooms, all benefiting from fitted wardrobes, providing excellent built-in storage and helping to create practical, uncluttered living spaces. The principal bedroom offers generous proportions, whilst bedrooms two and three provide versatile accommodation for family members, guests or home working.

A stylish family bathroom completes the accommodation, fitted with a contemporary suite comprising bath with overhead shower, wash basin and WC.

Outside

To the front, a driveway provides ample off-road parking.

To the rear is a particularly attractive south-facing enclosed garden, offering an excellent degree of outdoor space and enjoying sunshine throughout much of the day. The garden incorporates a patio seating area and lawn, making it an ideal setting for outdoor entertaining, summer BBQs, children to play or simply relaxing in the sunshine.



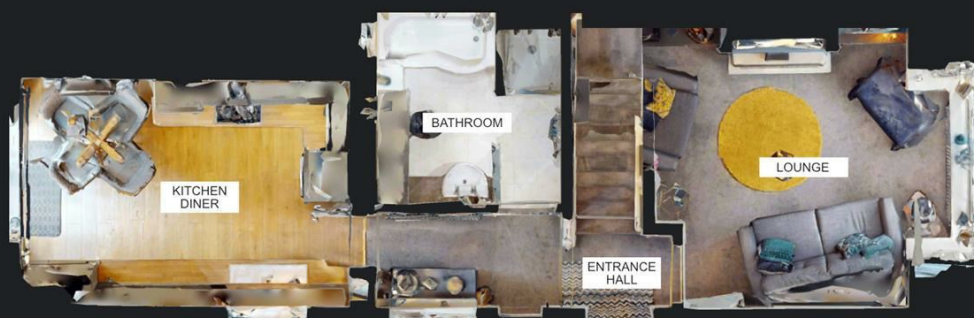
Grindley Lane, Stoke-On-Trent,



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor



First Floor

Grindley Lane, Meir Heath FLOOR PLAN



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