



£200,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **E**

🏠 COUNCIL TAX BAND: **A**

Barlaston Stoke-On-Trent

Meadow Road Barlaston
Stoke-On-Trent Staffordshire



Are you in the market for a spacious family home? Look no further, as we have the ideal property for you. Located in the highly desirable village of Barlaston, this three-bedroom semi-detached house offers ample space and comfort throughout.

The ground floor features an entrance hall, a spacious living/dining room, a large conservatory, a well-appointed kitchen, a utility room, and a convenient downstairs shower room. Upstairs, you will find three generously sized bedrooms and a family bathroom. Externally, the property boasts a large driveway providing off-road parking for several vehicles, a low-maintenance front garden, and a private rear garden, perfect for family activities and relaxation. Homes like this rarely stay on the market for long, so call us today to arrange your viewing appointment and avoid disappointment. This Property is a Non Traditional Build.

- Three Bedroom Semi Detached Property
- Spacious Living/Dining Room & Conservatory
- Kitchen & Utility
- Bathroom & Downstairs Shower Room
- Drive With Ample Parking With Front & Rear Garden
- **Non Traditional Build Property**

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a composite double glazed entrance door to the front elevation, and having stairs off, rising to the first floor landing & accommodation, a radiator, tiled flooring, and a useful understairs storage cupboard.

Living Room & Dining Space 22' 4" x 10' 3" (6.81m x 3.12m)

A spacious & bright living room featuring a decorative surround housing an inset gas fire set on a tiled hearth, ceiling coving, a radiator, a double glazed window to the front elevation, and double glazed double doors opening into the conservatory.

Conservatory 19' 8" x 12' 10" (5.99m x 3.90m)

A substantial, spacious double glazed conservatory featuring double glazed windows to the surrounds providing views of the enclosed rear garden, having wood laminate flooring, and four radiators. The conservatory also features an insulated roof, and double glazed double doors opening out to the rear garden.

Kitchen 9' 3" x 9' 10" (2.82m x 2.99m)

Fitted with a modern range of wall, base & drawer units with fitted work surfaces & matching splashback upstands over, and incorporating an inset stainless steel single bowl sink/drainer with chrome mixer tap over. Integrated/fitted appliances include an eye-level electric oven/grill and a 4-



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ring gas hob with an extractor hood over. The kitchen also benefits from having inset ceiling downlighting, discreet under-counter lighting, tiled flooring, and a double glazed window to the rear elevation.

Utility Room 7' 0" x 6' 4" (2.13m x 1.92m)

Fitted with a matching range of wall & base units with space & plumbing for appliances. There is ceramic tiling to the walls, ceramic tiled flooring, and a double glazed door to the rear elevation. There is also a double glazed window to the rear elevation.

Shower Room 6' 8" x 6' 0" (2.03m x 1.82m)

Fitted with a suite comprising of a screened shower cubicle, a contemporary styled glass wash hand basin set into top with chrome mixer tap over, and a low-level WC. The room also benefits from ceramic tiling to the walls, ceramic tiled flooring, a chrome towel radiator, and a double glazed window to the front elevation.

First Floor Landing

Having a double glazed window to the side elevation, a built-in cupboard with a glow worm boiler inside, and access to the loft space.

Bedroom One 10' 5" x 13' 3" (3.17m x 4.03m)

A spacious double bedroom, having a double glazed window to the rear elevation, and a radiator.

Bedroom Two 11' 11" x 10' 11" (3.62m x 3.32m) measured into recess

A second double bedroom, having a double glazed window to the front elevation, and a radiator.

Bedroom Three 7' 11" x 9' 4" (2.41m x 2.84m)

Having a double glazed window to the front elevation, and a radiator.

Bathroom 5' 6" x 7' 1" (1.68m x 2.16m)

Fitted with a modern contemporary styled suite comprising of a panelled bath with a chrome mixer tap, shower screen & electric shower, a wash hand basin set into top with chrome mixer tap over & storage beneath, and a low-level WC. The bathroom also benefits from having tiling to the walls, wood effect flooring, a chrome towel radiator, and a double glazed window to the rear elevation

Outside Front

The property is approached over a large driveway providing ample off-street vehicle parking and a further block paved driveway providing additional parking and access to the garage. There is a large lawned garden and gated access with a block paved pathway leading to the main entrance door. There is a further lawned garden area with planting beds and established plants & shrubs.

Outside Rear

A wrap-around garden with gated access from the side of the property featuring a paved seating area, a variety of mature flowerbeds, plants & shrubs.

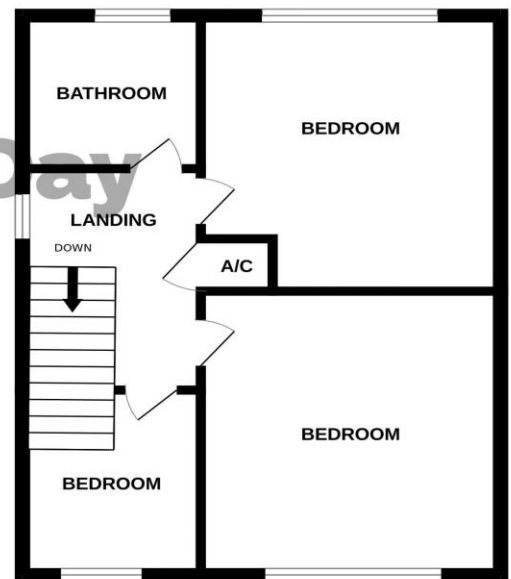
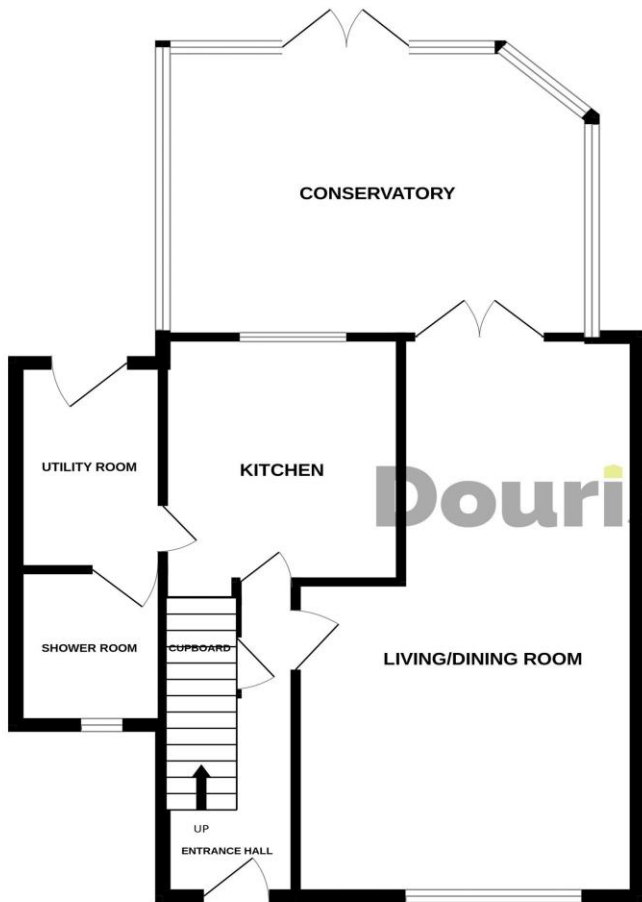
Garage

A single detached garage with an up and over garage door to the front elevation, and a further pedestrian door to the rear elevation providing access to/from the rear garden.



GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (89-95)		
B (81-88)		
C (69-80)		
D (55-68)		
E (39-54)	52	70
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



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