



Copplestone Grove,  
Meir Hay

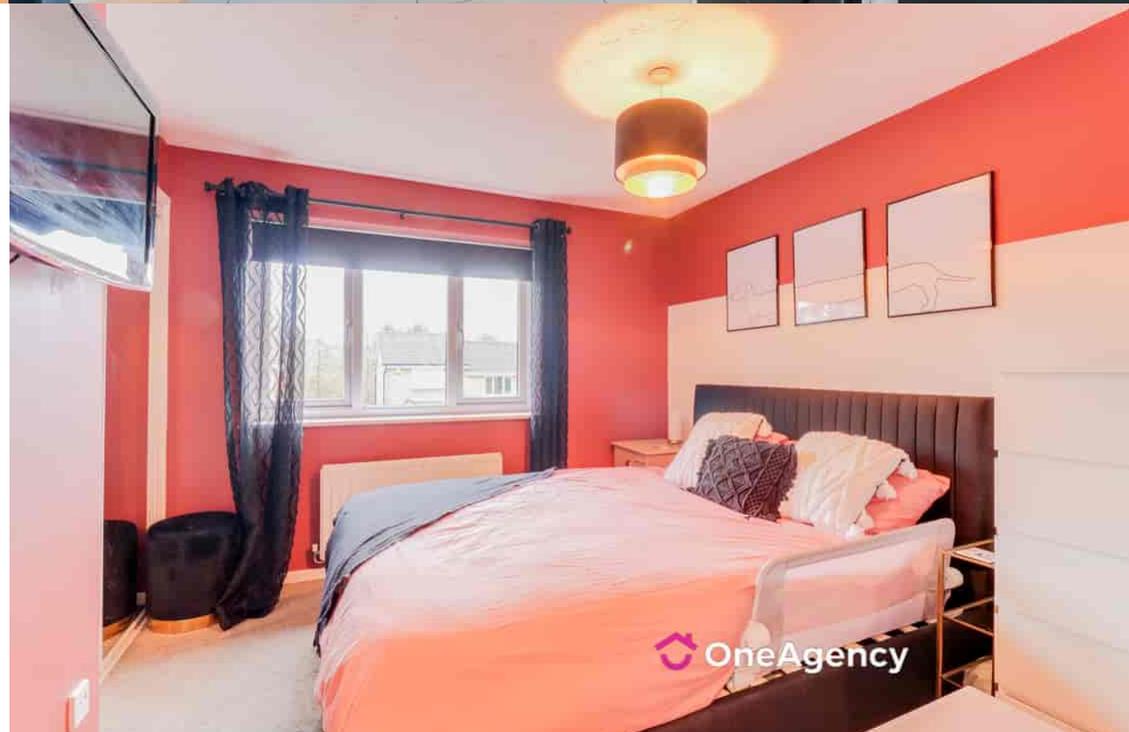
 **OneAgency**

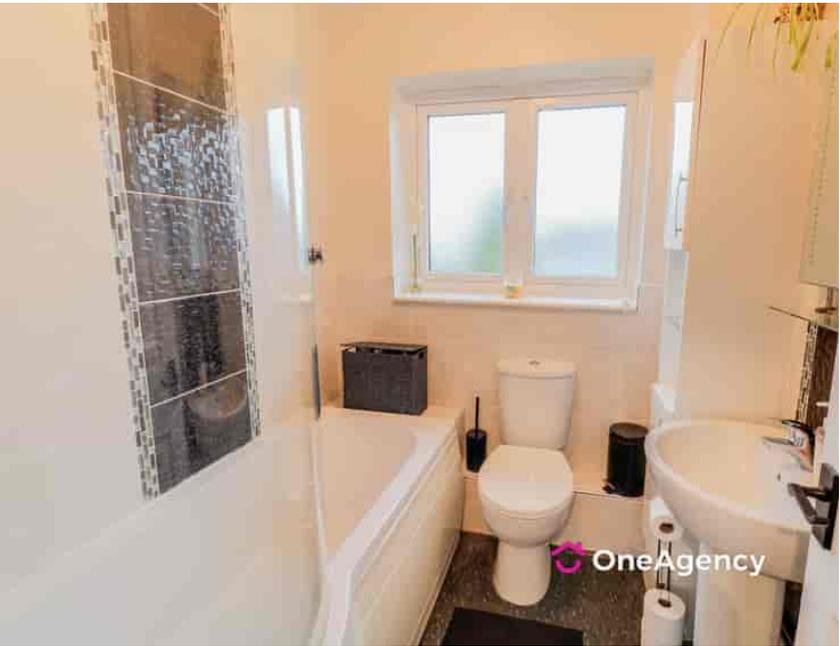
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# Offers in Excess of £165,000

An end of townhouse on the much desired Meir Hay residential estate. This property boasts a large plot, kitchen/diner with french doors and is very well presented throughout. An ideal property for a first time buyer! Located walking distance to amenities, primary and secondary schools and also having great access to commuter links including A500, A50 & M6. The property has a detached garage to the front with electric power and utility space. Viewing is highly advised!





## Ground Floor

### Hall

1.28m x 1.25m (4' 2" x 4' 1") A composite front door, radiator and carpet flooring.

### Lounge

4.10m x 3.80m (13' 5" x 12' 6") A double glazed bay window to the front, radiator and carpet flooring.

### Kitchen/Diner

4.02m x 2.81m (13' 2" x 9' 3") A range of wall and base units with worktops, stainless steel sink basin, space for a cooker with hood over, plumbing for a washing machine, space for a fridge/freezer, boiler in a cupboard, french doors to the side, double glazed window, stylish black radiator and tiled flooring.

### First Floor

#### Landing

Airing cupboard, double glazed window and carpet flooring.

### Bedroom One

3.20m x 2.88m (10' 6" x 9' 5") A double glazed window, fitted wardrobe unit, radiator and carpet flooring.

### Bedroom Two

3.05m x 1.89m (10' 0" x 6' 2") A double glazed window, fitted wardrobe unit, radiator and carpet flooring.

### External

Front - A tarmac driveway providing off road parking for multiple vehicles, lawned and pebbled garden.

Rear - A block paved patio area and lawned garden with fenced borders.

### Detached Garage

5.44m x 3.06m (17' 10" x 10' 0") An electric door, electric power and lighting with utility space to the rear.

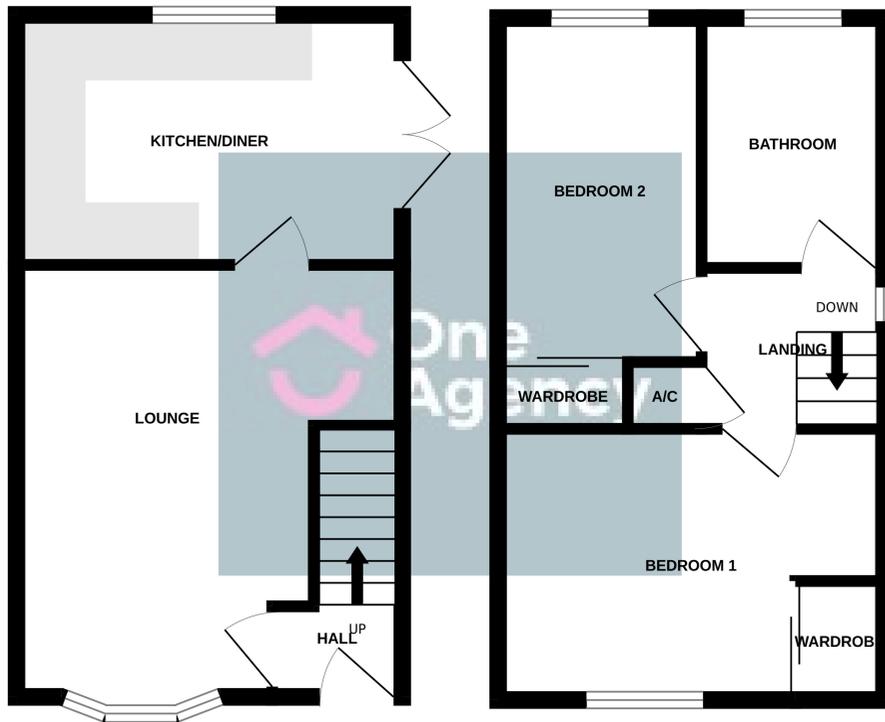
### AGENTS NOTES

The council tax band is B. The local authority is Stoke-on-Trent.

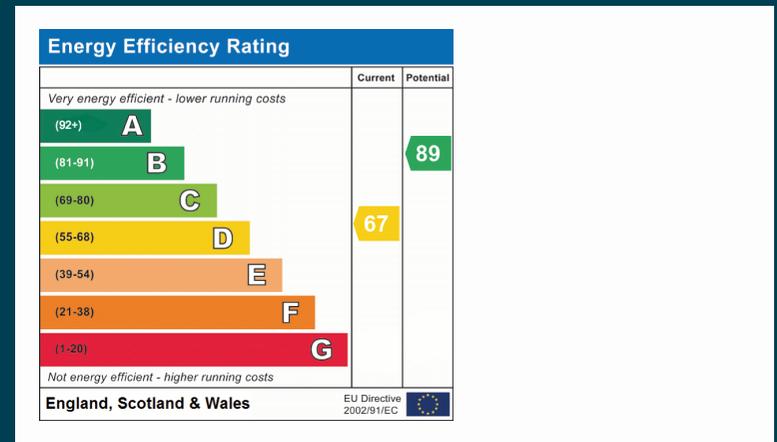


GROUND FLOOR

1ST FLOOR



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.  
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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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