



Grindley Lane, Meir  
Heath, Stoke-on-  
Trent



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## Offers Over £525,000

A stunning detached residence in the sought after location of Meir Heath. This property provides impressive accommodation throughout with a large entrance hallway, living room with a feature log fireplace, open plan kitchen/dining area with utility room and a downstairs shower bathroom. The first floor has five bedrooms, three of which have modern en suites. The master bedroom is an eye catcher with french doors and a juliet balcony overlooking the outstanding gardens. Benefitting from two large outbuildings for storage. Planning permission was previously granted for a double garage to be built in the rear garden. The property benefits from underfloor heating throughout and the loft is significantly boarded. Externally the property has large established gardens with a stunning feature fishpond and waterfall and ample space for off road parking to the front and side driveway. This is a must view property!





## Ground Floor

### Hallway

6.70m x 5.50m (22' 0" x 18' 1") Entered through a solid oak front door and porch area, an impressive sized hallway, stairs leading to the first floor, under stair storage space, under floor heating with tiled flooring.

### Study/Office

3.59m x 2.83m (11' 9" x 9' 3") Two double glazed windows, space for office furniture or to utilise as another sitting area and under floor heating with tiled flooring.

### Living Room

6.85m x 4.04m (22' 6" x 13' 3") A double glazed box bay window to the front, feature fireplace with open log fire, double doors leading to the large open plan kitchen/dining area and under floor heating with tiled flooring.

### Kitchen/Diner

9.29m x 6.64m (30' 6" x 21' 9") An impressive open plan kitchen/dining area with a range of oak units with granite worktops, centre island unit with stainless steel sink basin with mixer tap, space for a double range cooker, plumbing for an American style fridge freezer and dishwasher, ample room for a dining table/chairs and furniture, three sets of french doors leading to the rear garden and under floor heating with tiled flooring.

### Utility Room

3.44m x 1.64m (11' 3" x 5' 5") A useful space with white gloss units, sink basin, plumbing for a washing machine with space for a tumble dryer, patio door to the side leading to the driveway and under floor heating with tiled flooring.

### Shower Room

3.21m x 1.48m (10' 6" x 4' 10") A useful shower room on the ground floor with a large walk in shower unit, w/c, wash hand basin with vanity unit, chrome towel radiator, double glazed window, extractor fan and under floor heating and tiled flooring.

## First Floor

### Landing

6.60m x 2.10m (21' 8" x 6' 11") An oak staircase leading to the first floor accommodation, impressive landing space with feature window and cultured glass, loft access and under floor heating with carpet flooring.

### Bedroom One

6.84m x 5.13m (22' 5" x 16' 10") A set of french doors to the rear leading to a juliet balcony with views over the stunning gardens, under floor heating, double doors leading to the en suite and under floor heating with laminate flooring.

## En Suite

2.76m x 1.81m (9' 1" x 5' 11") An impressive master bedroom en suite featuring a free standing bath, vanity hand wash basin, w/c, towel radiator and under floor heating with tiled flooring.

### Bedroom Two

4.05m x 3.70m (13' 3" x 12' 2") A double glazed window to the rear, under floor heating, access to en suite and under floor heating with laminate flooring.

### En Suite

1.99m x 1.46m (6' 6" x 4' 9") A modern en suite with a walk in shower unit with glass screen, pedestal hand wash basin, w/c and under floor heating and tiled flooring.

### Bedroom Three

4.07m x 3.36m (13' 4" x 11' 0") A double glazed window to the front and under floor heating with laminate flooring.

### En Suite

1.96m x 1.46m (6' 5" x 4' 9") A modern en suite with a walk-in shower unit with glass screen, pedestal hand wash basin, w/c and under floor tiled heating.

### Bedroom Four

3.24m x 2.98m (10' 8" x 9' 9") A double glazed window to the front, under floor heating and laminate flooring.

### Bedroom Five

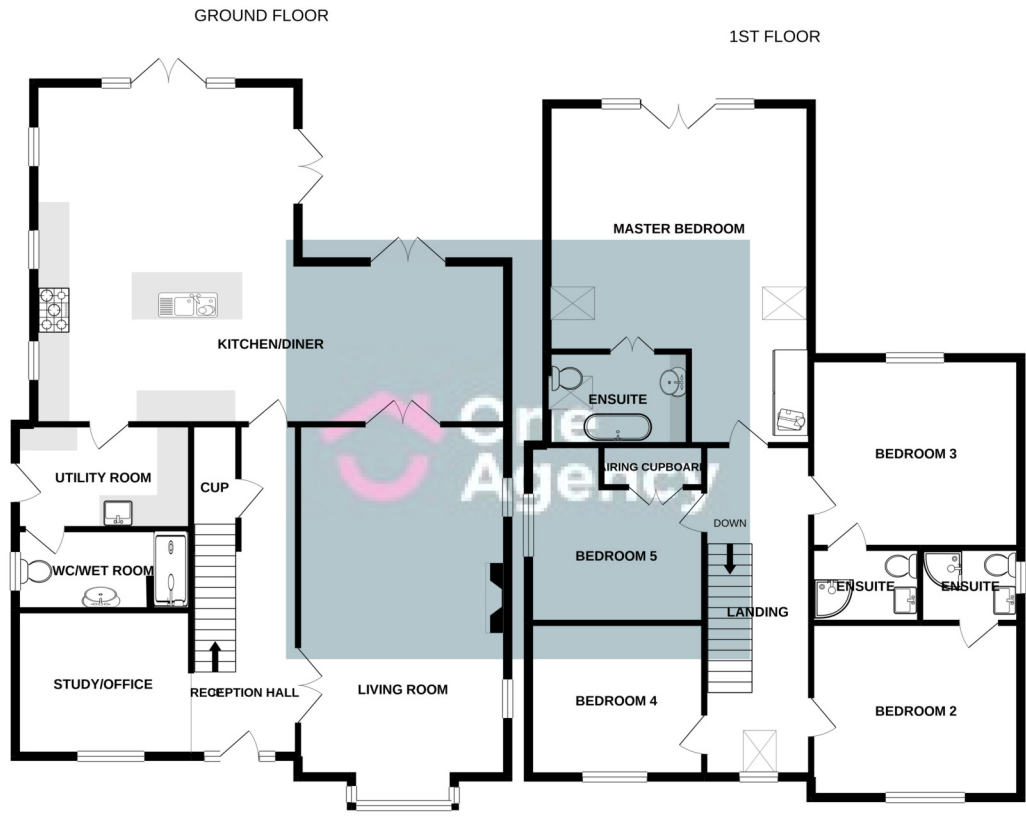
A double glazed window to the side, towel chrome radiator, plumbing to turn into a bathroom and under floor heating with carpet flooring.

## External

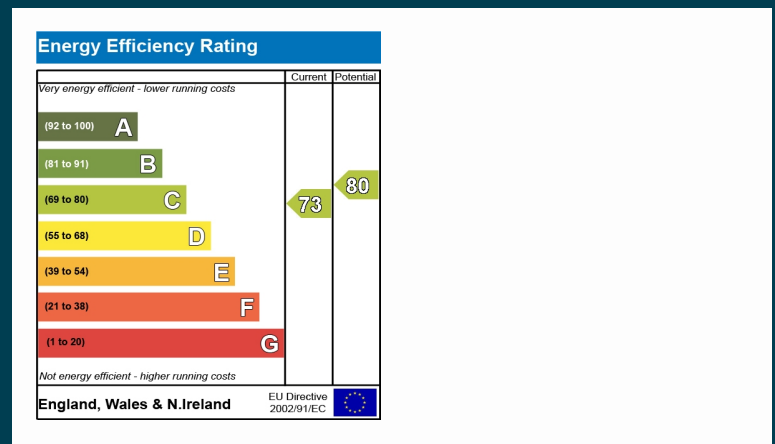
Front - A charming property from the front entered with brick-built pillars leading to a large driveway with ample parking to the front and side of the property through secure gates.

Rear - Large established gardens with an abundance of fruit trees. A range of patio areas for seating, stunning pond with waterfall feature, brick-built outhouse with electricity, outside water taps, steps leading to a lawned section with shrub borders and further patio area. The rear gardens are sectioned by large double gates into a more formal area for entertaining and an area for children to play with enough space for football, swings etc.





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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