



Hollies Drive, Meir  
Heath, Stoke-on-Trent



**OneAgency**

01782 970222

[hello@oneagencygroup.co.uk](mailto:hello@oneagencygroup.co.uk)





# Offers in Region of £210,000

A mature three bedroom semi-detached house in the sought after location of Meir Heath. The property benefits from being well presented throughout with modern kitchen/diner, double glazing and fantastic views from the master bedroom. The property is situated close to the A50, A500 & M6 and great schools in walking distance. Externally the property benefits from front and rear gardens with detached garage. Viewing is highly advised!





#### Ground Floor

##### Hallway

3.17m x 1.79m (10' 5" x 5' 10") UPVC front door, radiator and laminate flooring.

##### Lounge

3.88m x 3.46m (12' 9" x 11' 4") A double glazed bay window to the front, fireplace and surround, radiator and wooden flooring.

##### Kitchen/Diner

5.81m x 2.48m (19' 1" x 8' 2") A range of wall and base units with worktops, sink basin with mixer tap, integral oven and gas hobs with extractor over, plumbing for a washing machine, space for a dryer and fridge/freezer, UPVC door to the rear, french doors to the garden, double glazed window, radiator and tiled flooring.

#### First Floor

##### Landing

2.61m x 2.39m (8' 7" x 7' 10") A double glazed window and laminate flooring.

##### Bedroom One

4.08m x 3.31m (13' 5" x 10' 10") A double glazed bay window to the front, storage cupboard, radiator and laminate flooring.

##### Bedroom Two

3.32m x 2.61m (10' 11" x 8' 7") A double glazed window to the rear, radiator and laminate flooring.

##### Bedroom Three

2.39m x 2.08m (7' 10" x 6' 10") A double glazed window to the front, radiator and laminate flooring.

##### Shower Room

2.37m x 1.66m (7' 9" x 5' 5") A walk in shower unit, vanity hand wash basin, low level W/C, chrome towel radiator, two double glazed windows, tiled walls and tiled flooring.

##### External

Front - A block paved driveway providing off road parking and front garden with indian stone patio and shrubs.

Rear - A paved patio area, lawned section with shrubs and fenced borders.

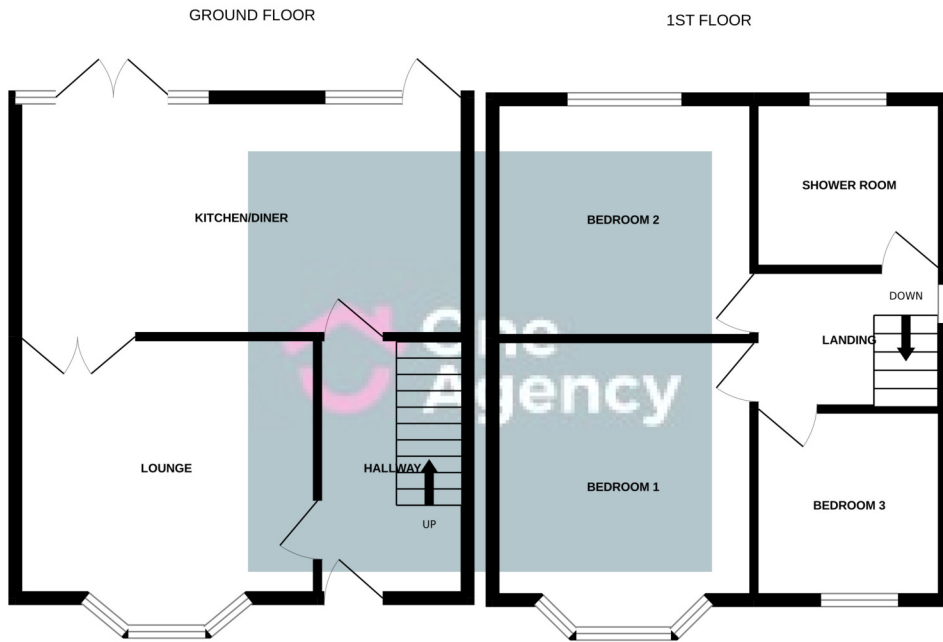
##### Detached Garage

4.85m x 2.46m (15' 11" x 8' 1") An up and over front door and electric power.

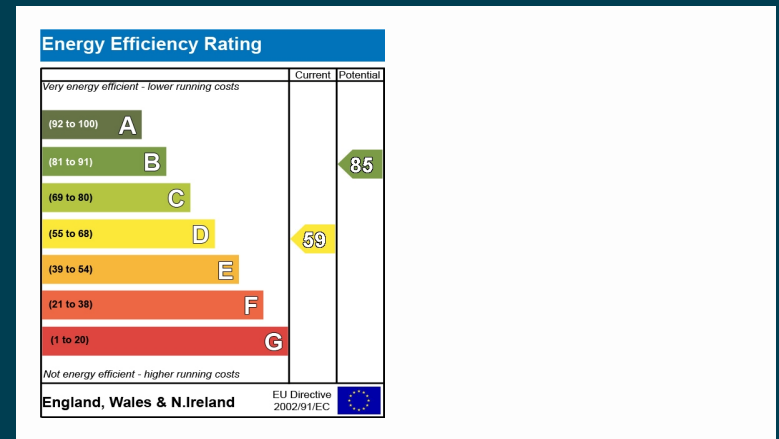
##### AGENTS NOTES

The council tax band is C. The local authority is Stafford Council.





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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OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

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