

£325,000

Platinum Property  
Independent Estate



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

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

**\*\*FOR SALE WITH NO UPWARD CHAIN\*\***  
**\*\*EXTENDED DETACHED DORMER BUNGALOW\*\***  
**\*\*LARGE PRIVATE CORNER PLOT\*\***

Generous & Versatile accommodation, comprising of PORCH, ENTRANCE HALL, with useful STUDY AREA, LOUNGE/DINING ROOM, being a light & spacious relaxing space overlooking the Rear Garden, BREAKFAST KITCHEN, with a range of fitted units, work surfaces, one and a half bowl sink with mixer tap, drainer to side, under counter space provision and plumbing for washing machine, integrated eye level double oven, integrated ceramic hob, extractor fan, space for a table, stable door leading into SUN ROOM, which again overlooks the Rear Garden, THREE DOUBLE BEDROOMS, SHOWER ROOM, with white suite of corner shower cubicle, wash hand basin & WC inset into vanity unit.

Externally, double gates lead to a tarmacadam driveway providing parking and giving access to the DETACHED GARAGE, which has an electric up & over door. There are well tended gardens to three sides, offering a HIGH DEGREE OF PRIVACY, comprising patio area, paths, lawns, mature hedges, established borders with plants and shrubs, seating area. In addition there is pedestrian gated access to the front of the property.

GREENHOUSE - 12'0" x 4'10" (3.67m x 1.48m)

Of brick and single glazing construction, tiled floor, brick walls, sloping roof, storage.

WORKSHOP AREA - 7'5" x 4'10" (2.26m x 1.48m)

Tiled floor, shelving & storage, wash hand basin.

OUTSIDE WC - 7'5" x 2'7" (2.26m x 0.78m)

White WC, tiled floor, lighting.

Meir Heath has its own Post Office, General Stores, Pub/Restaurants, Takeaways & Hairdressers, School, Cricket Club, Grindley Park is only a very short walk. Easily accessible commuter links & bus routes, highly regarded schools with Meir Park amenities and Blythe Bridge with its own Railway Station being only a short drive away.

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**PORCH**

4'3" x 2'6" (1.30m x 0.78m)

**HALL**

19'4" x 3'5" (5.90m x 1.06m)

**STUDY AREA**

11'10"(max) x 3'11"(max) (3.63m(max) x 1.20m(max))

**LOUNGE/DINING ROOM**

17'6" x 11'11" (5.34 x 3.65m)

**BREAKFAST KITCHEN**

12'11" x 12'1" (3.94m x 3.70m)

**GARDEN ROOM**

15'3" x 6'8" (4.66m x 2.05m)

**BEDROOM TWO**

12'3" x 11'10" (3.75m x 3.63m)

**BEDROOM THREE**

11'10" x 10'11" (3.63m x 3.35m)

**SHOWER ROOM****FIRST FLOOR ACCOMMODATION****STAIRS & LANDING**

6'1" x 4'4" (1.87m x 1.33m)

**BEDROOM ONE**

17'9" x 11'9" (5.43m x 3.59)

**WALK IN WARDROBE/STORAGE**

8'8" x 5'1" (2.66m x 1.57m)

**LOFT SPACE**

17'0" x 10'11" (5.19m x 3.34m)

**DETACHED GARAGE**

24'7" x 14'9" (7.5m x 4.5m)

- NO UPWARD CHAIN
- EXTENDED DETACHED DORMER BUNGALOW
  - LARGE CORNER PLOT
  - LOUNGE/DINING ROOM
  - BREAKFAST KITCHEN
    - SUN ROOM
  - THREE DOUBLE BEDROOMS
    - SHOWER ROOM
  - DRIVEWAY, DETACHED GARAGE
- WELL TENDERED PRIVATE GARDEN



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## Floor Plans

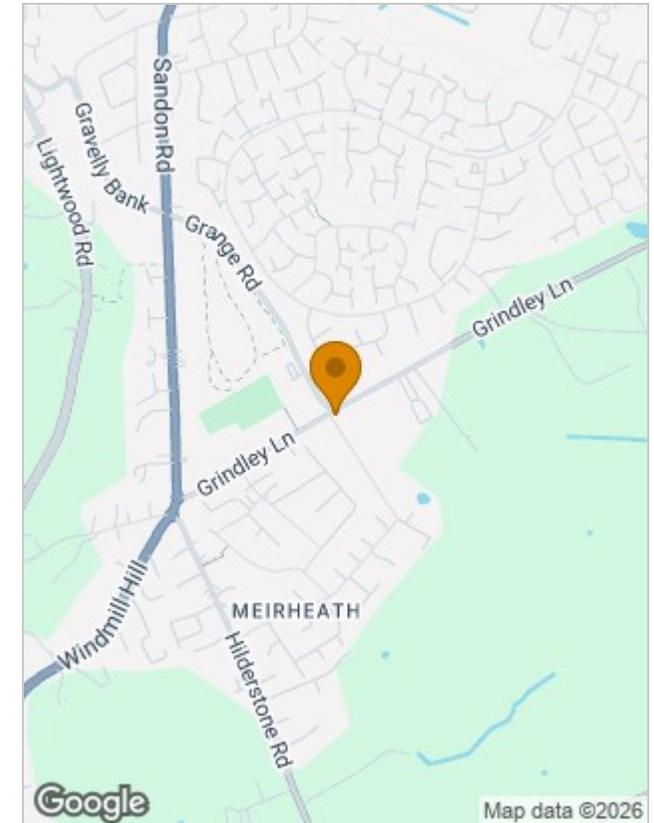


All measurements are approximate and for display purposes only



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## Location Map



## Viewing

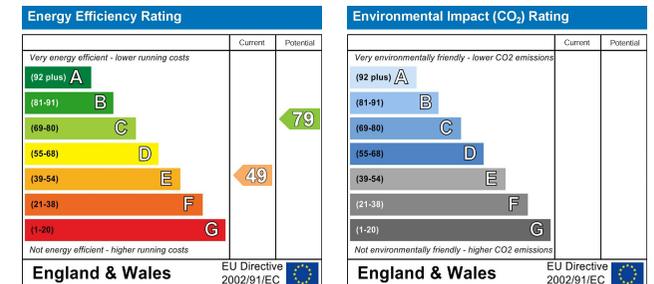
Please contact our Stoke-on-Trent Office on 01782 392211 if you wish to arrange a viewing appointment for this property or require further information.

422 Sandon Road, Meir Heath, Stoke-on-Trent, Staffordshire, ST3 7LH

Tel: 01782 392211 Email: [sales@platinumpropertymam.co.uk](mailto:sales@platinumpropertymam.co.uk)

Website: [www.platinumpropertymam.co.uk](http://www.platinumpropertymam.co.uk)

## Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



## **AGENTS NOTES**

### **TENURE**

Freehold. We cannot comment on any other issues relating to the title or any other legal issues that may affect the property unless we have been made aware of any such matters. Purchasers are recommended to satisfy themselves as to the tenure via their solicitor/legal representative.

### **SALES PARTICULARS, MEASUREMENTS, PHOTOGRAPHS AND FLOOR PLANS**

Whilst every care has been taken, we advise that all measurements have been taken as a guide to prospective purchasers only, and whilst we try to ensure accuracy, these are approximate and not deemed precise. We endeavour to ensure that these sales particulars are accurate and reliable; however, we do advise that they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All photographs (which may have been taken with a nonstandard/wide-angle lens), measurements, floor plans and distances referred to are given as a guide only, to provide an overall impression of the accommodation of the property and should not be relied upon for the purchase of floor coverings, or any other furniture, fixtures or fittings.

### **FIXTURES & FITTINGS**

Nothing written in these sales particulars is intended to indicate that any fixtures or fittings, including floor coverings, curtains/blinds, fittings or furnishings, electrical goods (whether wired or not), gas/electric fires, light fittings, or any other item not mentioned, are included/form part of the property being offered for sale. It is through liaison and agreement between The Seller and The Purchaser that any such agreement be reached.

### **SERVICES**

None of the services, appliances, apparatus or where applicable, central heating systems or specific fittings or integrated appliances have been tested by The Agent. We are unable to comment on their serviceability and no guarantee as to their operating ability or efficiency is given, and no warranty is offered. With regards to any connected mains services, Purchasers are recommended to satisfy themselves of their suitability.

### **OFFER / PURCHASING PROCEDURE**

All offers should be made directly to the selling Agent. This is part of our agreement with The Seller, and should be submitted before contacting a bank, building society or solicitor/legal representative. Any delays whether intentional or not, may result in the property being sold to another person, and survey/legal and other fees may be unnecessarily incurred. We are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements.

### **FINANCE**

An experienced mortgage/financial adviser with access to a wide range of lenders/mortgages is available to discuss your mortgage requirements. We advise that we may receive referral fees from this recommendation.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP THE REPAYMENTS ON YOUR MORTGAGE OR OTHER LOAN SECURED ON IT.**

### **REFERRALS**

We can recommend local solicitors/conveyancers. You are not obliged to use these services. We advise that we may receive referral fees from these recommendations.

### **SURVEYS**

We have not carried out a structural survey on the property. If you are considering purchase of a property, it is advised that you do instruct a surveyor.

### **VIEWING**

Strictly by appointment through:-

Platinum Property, 422 Sandon Road, Meir Heath, Stoke-on-Trent, ST3 7LH.

Telephone 01782 39 22 11.

### **NOTE TO PURCHASERS**

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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