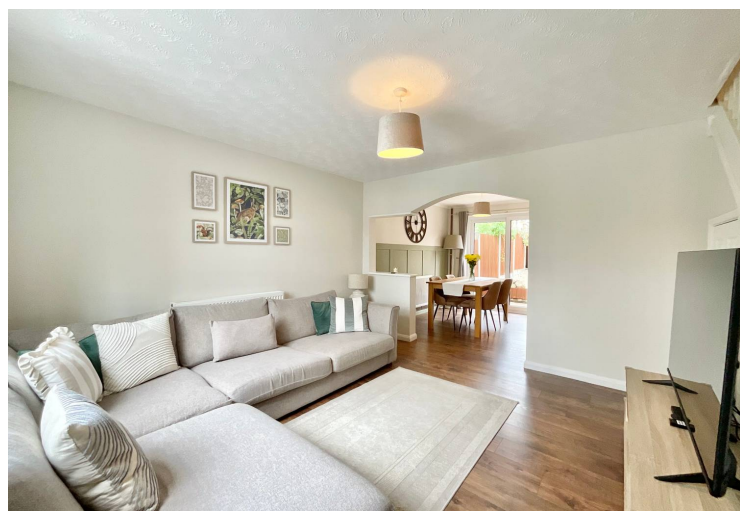




14 Comfrey Close, Stoke-On-Trent

£185,000 Freehold



This home is ready to move straight in making it perfect for First-Time buyers or downsizers. • Two spacious double bedrooms, plus a single that is perfect for a nursery, home office, or dressing room. Family bathroom with a bath/shower duo, sink, and W/C. • Seamless downstairs layout from the inviting living room, spacious dining room and the practical kitchen that is made for culinary creations. • Located in the heart of the sought-after Meir Park, within walking distance to schools, shops, eateries and much more. Plus great access to nearby travel links like the A50. • To the front you have a driveway with off-road parking, plus nearby walking routes. Rear garden with patio seating space and a lush grass lawn.



Welcome to the beautiful Comfrey Close, located on the sought after Meir Park, this three-bedroom home is ready for you to move straight in and is perfect for First-Time buyers or anyone looking to set down roots to start growing their family! Step straight into the heart of the home, a stunning living room with an easy flow into the dining room, providing space for hosting friends for brunch or family games nights. Continue to the practical U-shaped kitchen with sleek cabinetry and plenty of room for appliances. Upstairs is home to two great sized double bedrooms, plus a bright single bedroom perfect for a nursery, home office, or your very own dressing room. Need a little pampering? Fear not, for the family bathroom beckons with open arms, boasting a bath/shower combo, a sink, and W/C. Outside you'll find a charming rear garden, the perfect spot for summer BBQs, a splash of gardening or simply soaking up the sun with a good book. To the front, you'll find a driveway with off-road parking, plus an allocated car park to the side with further off-road parking. Located in Meir Park, you are within walking distance of excellent local schools and nurseries, shops, supermarkets, eateries, healthcare services and much more. Plus commuting is a breeze with the nearby A50 and Stoke train station. So, whether you're a seasoned homemaker looking to downsize or a first-time buyer searching for that perfect slice of happiness, this Meir Park gem is ready to welcome you with open doors and open arms. Your happily ever after starts right here.



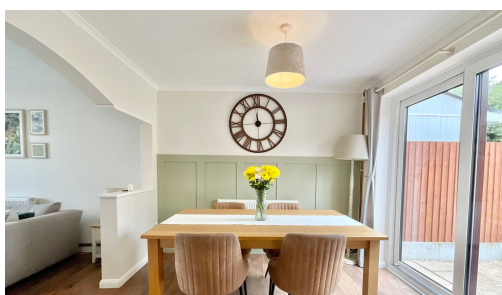
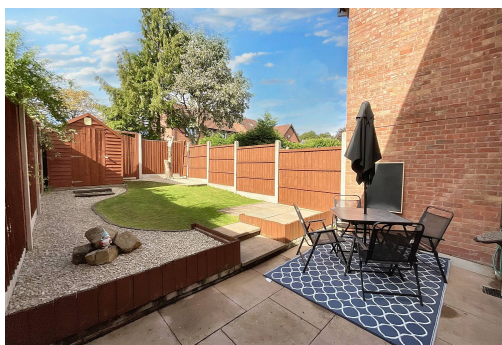
Welcome to the beautiful Comfrey Close, located on the sought after Meir Park, this three-bedroom home is ready for you to move straight in and is perfect for First-Time buyers.

Council Tax band: B

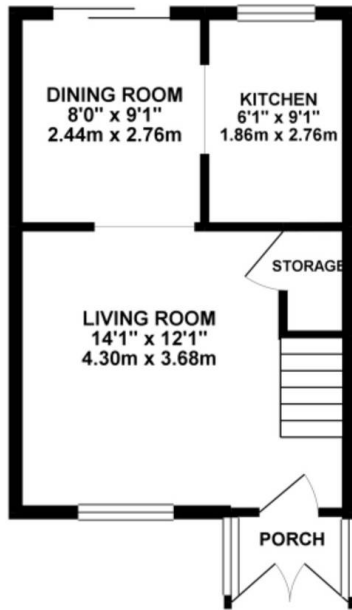
Tenure: Freehold

EPC Energy Efficiency Rating: C

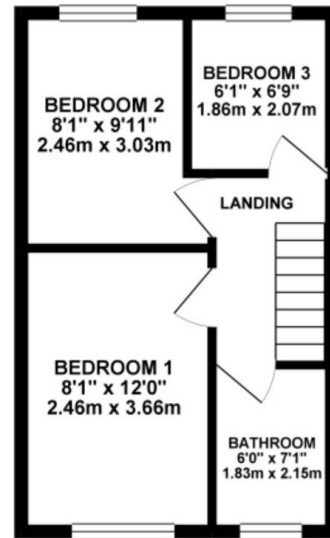
EPC Environmental Impact Rating:



GROUND FLOOR 316.80 sq. ft.
(29.43 sq. m.)

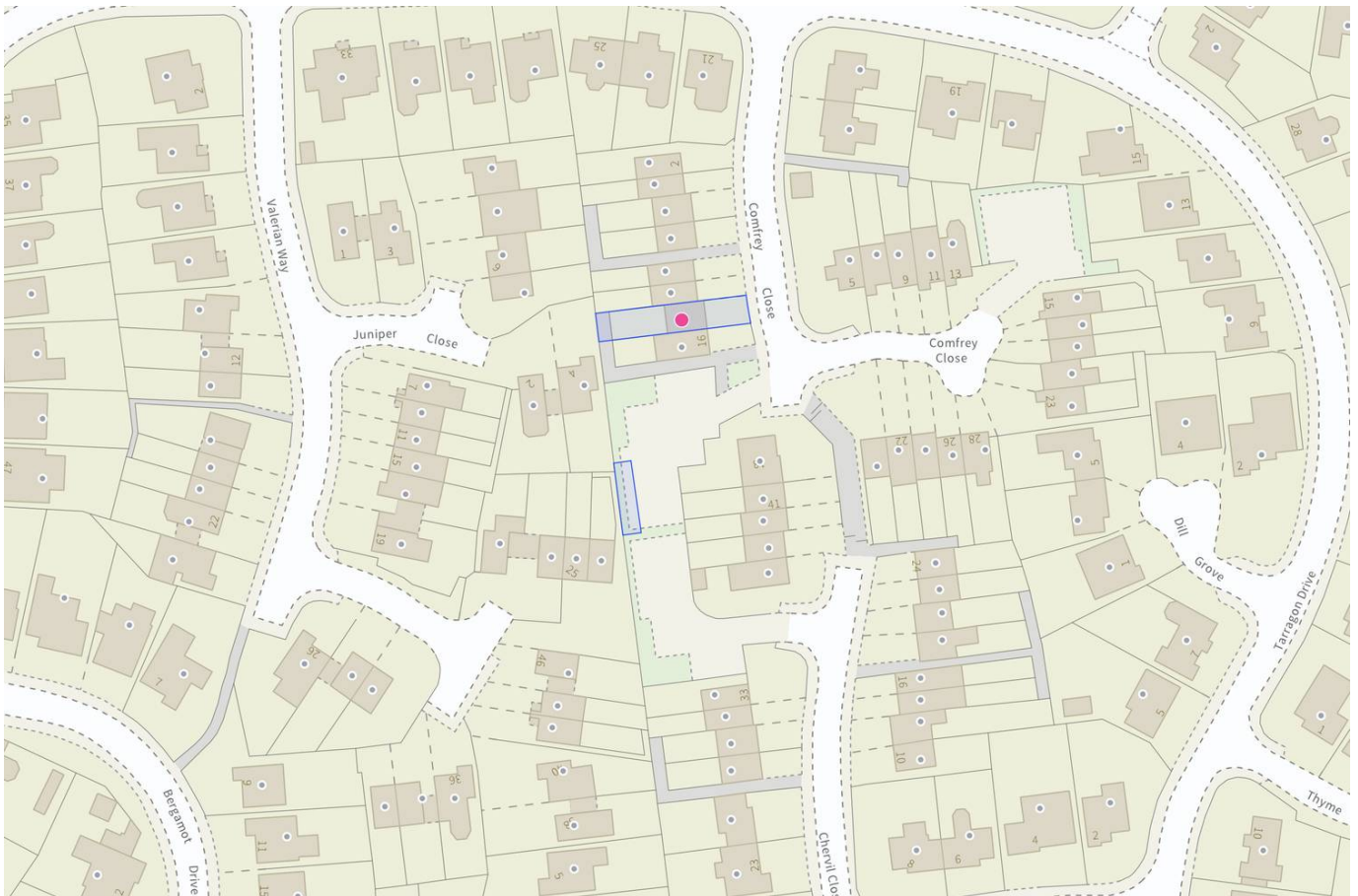


1ST FLOOR 288.49 sq. ft.
(26.80 sq. m.)



TOTAL FLOOR AREA : 605.29 sq. ft. (56.23 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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