

20 Meaford Road, Barlaston

£275,000 Freehold



Perfect for upsizers & downsizers, this lovely 3-bed semi in sought-after Barlaston village, great schools, canal walks & cosy local pubs nearby. • Spacious open-plan lounge diner with parquet flooring, plus a bright conservatory overlooking the garden. • Stylish modern kitchen with ground floor guest W.C., designed for both everyday living and entertaining. • Three well-proportioned bedrooms and a family bathroom offering comfortable first floor accommodation. • South-East facing garden with lawn & seating area, plus easy access to A34, M6 & mainline stations.



Once upon a time, in the ever-so-lovely village of **Barlaston**—where canal boats drift lazily by, neighbours still say hello, the children can play out and the local pub might just know your favourite drink before you do, there stood a home waiting for its next chapter.

This **three-bedroom semi-detached house** is one of those rare finds: a place that feels instantly familiar, as though it's been expecting you all along.

Step inside and the story begins in the **open-plan lounge diner** with attractive parquet flooring, a bright and sociable space where family dinners turn into board game nights, and quiet evenings unfold by lamplight. Just beyond, a charming **conservatory** beckons, perfect for watching the garden bloom while you sip tea and listen to the gentle hush of village life. The kitchen is a modern-day delight — stylish, sleek, and ready for everything from packed lunch mornings to ambitious Sunday feasts, complete with an integrated four-burner gas hob, oven and cooker hood, plus an integrated fridge freezer and space for more! A handy **guest W.C.** sits neatly on the ground floor, because every good story knows the importance of practical touches.

Upstairs, **three inviting bedrooms** offer cosy corners to rest, dream, and recharge, while the **family bathroom** provides a calm and comfortable space to start and end each day.

But it's outside where the tale truly comes alive. The **South-East** facing garden catches the morning sun like a well kept secret, with a lawn for little feet (or four-legged friends) and a seating area just waiting for summer barbecues and evening chats under soft golden skies.

And then, beyond your own gate, the village of Barlaston unfolds like a storybook setting. Scenic **canal walks** wind their way through the landscape, perfect for slow Sunday strolls. Highly regarded **local schools** are just a short distance away, making the morning run a breeze. **Cosy pubs** invite you in for fireside evenings and friendly conversation, while the nearby **National Trust's Barlaston Downs** offers rolling countryside and breathtaking views for those who love the outdoors.

And if you need to travel you are perfectly placed for access to the **A34** where you can link to **M6**, Stafford or Stoke mainline **train stations**.

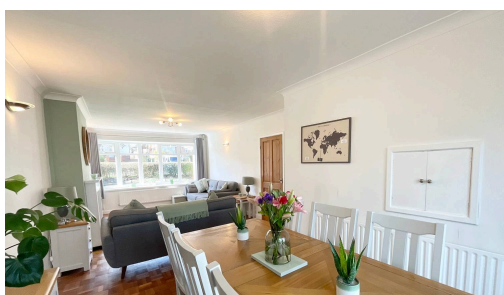


Dreams can come true! 3-bed semi in sought-after Barlaston. Open plan lounge diner, conservatory, modern kitchen & W.C. Sunny SE garden, garage & parking. Close to schools, canal walks, pubs & transport links. Council Tax band: C

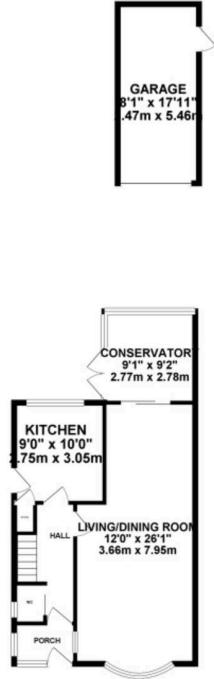
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR 705.49 sq. ft.
(65.54 sq. m.)



1ST FLOOR 470.90 sq. ft.
(43.75 sq. m.)



TOTAL FLOOR AREA: 1176.39 sq. ft. (109.29 sq. m.) approx.

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown are not been tested and no guarantee, as to their operability or performance can be given. Made with Blueprints ©2020



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