



## 44 Bellerphon Drive, Meir

£225,000 Freehold



A three bedroom three storey home that is ready to move into with all the builder upgrades having been meticulously maintained. • Perfectly positioned, offering a sense of privacy in the rear garden, thanks to overlooking playing fields. • Close by to a family-friendly community, schools, commuter links and the Royal Stoke Hospital. • The family bathroom, having shower over bath and the top floor being a private retreat, with a fabulous sized bedroom and en-suite. • A handy porch leading you through to the living area, kitchen/diner to the rear, having French doors opening to the garden.



“A blank canvas is a playground for the imagination” How does a house move with not a finger to lift sound? Well...we have the perfect three-bedroom, three-storey home that offers just that. With a fabulous layout and having had a selection of builder upgrades when new and has since been meticulously looked after to ensure this home is move-in ready. Upon entering, you are greeted with a welcoming porch that leads into the cosy living room to the front and to the rear a stylish kitchen/diner, with French doors leading to the garden, the ground floor also benefits from a convenient guest cloakroom. On the first floor, you will find two double bedrooms and a family bathroom, with shower over bath. And last but by no means least, the second floor, a private retreat with a good sized bedroom awaits, complete with its own en-suite with walk in shower. To the outside now, a driveway adjacent to the property and a rear West facing garden, that has a sense of privacy thanks to this home being positioned with only playing fields to the rear. Located to enjoy easy access to local amenities, including shopping, and dining all while being nestled in a family-friendly community. Schools, commuter links and the Royal Stoke Hospital are all close by. So...colour charts and catalogue browsing here we come...time to make a house a home and call our Stone office today to book your viewing.



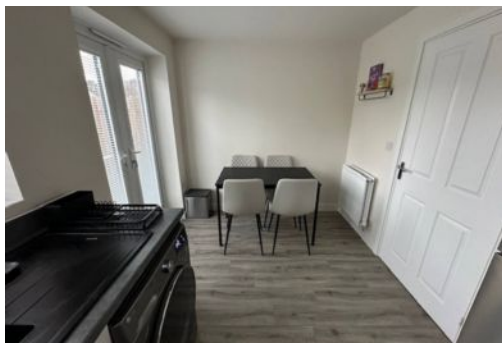
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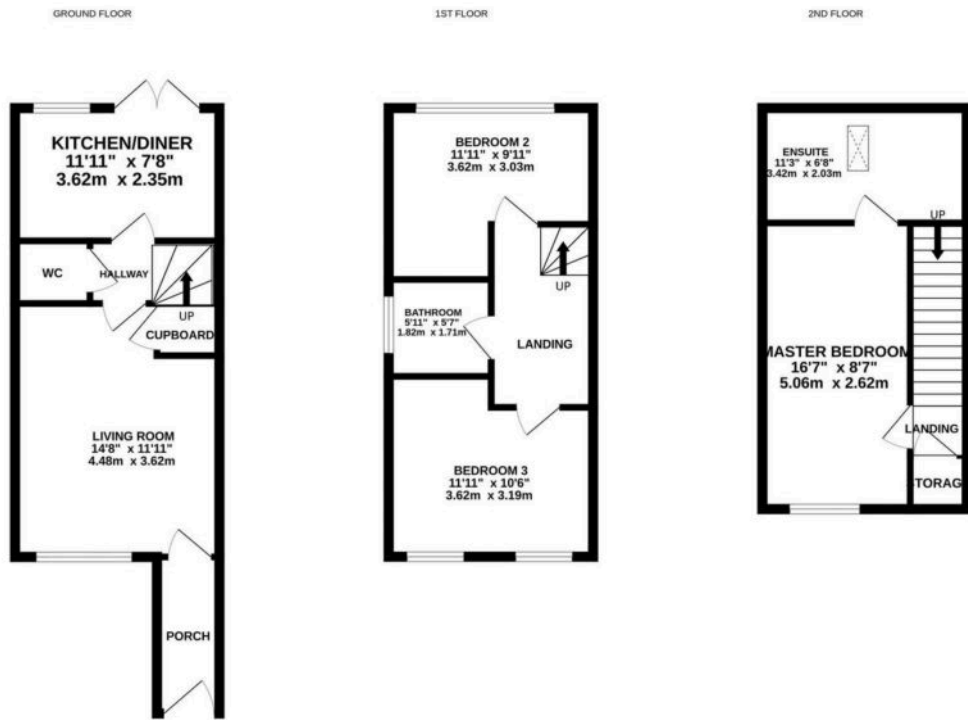
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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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