



- **Modernised Two Bed Semi detached Property**
- **Gas central heated, Double Glazed**
- **EPC Band D, Rating 55 Council Tax A**
- **Garden, Conservatory**
- **Off Road Parking**
- **Ask an adviser to book your viewing**



**7 Dobell Grove, Meir Hay**  
Stoke-On-Trent, ST3 1SX

**Offers in Excess of**  
**£134,950**

## Description

A modernised two bedroom semid-detached property, situated in the popular suburb of Mier Hay. The property benefits from gas central heating, double glazing, off-road parking and front and rear gardens. Accommodation comprises entrance porch, living room, kitchen diner and conservatory at ground floor level with two bedrooms and a bathroom to the first floor. To the frontage is a paved driveway suitable for parking one car and side low maintenance front garden. At the rear is a patio seating area and low maintenance tiered garden leading to side storage.

## Ground Floor

### Entrance Porch

With pvcu entrance door, and carpeted flooring.

### Living Room 10' 10" x 13' 1" (3.3m x 3.98m)

With laminate floor, radiator, PowerPoint, aerial point, feature, hearth with inset fire.

### Dining Kitchen 8' 11" x 12' 6" (2.71m x 3.8m)

Modern fitted kitchen with white wall and base units granite effect surfaces over. Part tiled walls and Vinyl floor. Includes integrated cooker and oven, radiator, PowerPoint, built-in cupboards.

### Conservatory 7' 11" x 9' 9" (2.41m x 2.98m)

Pvcu double glazed conservatory, with power points, Vinyl flooring and doors leading out into the rear garden.

White bathroom suite comprising WC, pedestal washbasin, and panelled bath. With pvcu double glazed window to side aspect, radiator, and part tiled walls.

### Outside

To the front of the property, there is a gated garden to the front of the property, and to the rear is a paved garden with shrub beds, garden shed, and pedestrian access.

### Viewings

To view this, or any other of our properties, please call 01782 413580. If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money. Viewings strictly by appointment only

## First Floor

### Landing

With pvcu double glazed window to side aspect, power point, carpeted flooring, and loft access.

### Bedroom 1 9' 3" x 10' 11" (2.83m x 3.32m)

With pvcu double glazed window to front aspect, radiator, power points, aerial point, and carpeted flooring.

### Bedroom 2 7' 12" x 8' 11" (2.43m x 2.71m)

With pvcu double glazed window to rear aspect, radiator, power points, and carpeted flooring.

### Bathroom 5' 0" x 8' 1" (1.53m x 2.46m)

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#### **Equipment and Apparatus**

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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## Our Services

### Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates Hulme, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

### Lettings

Thinking of letting your property? Keates Hulme can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

### Sales

Keates Hulme offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

### Mortgages

Need help deciding on a mortgage? Keates Hulme can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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# Energy Performance Certificate

7, Dobell Grove, STOKE-ON-TRENT, ST3 1SX

Dwelling type: Semi-detached house  
Date of assessment: 08 June 2014  
Date of certificate: 08 June 2014

Reference number: 0913-2868-7466-9004-8991  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 51 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

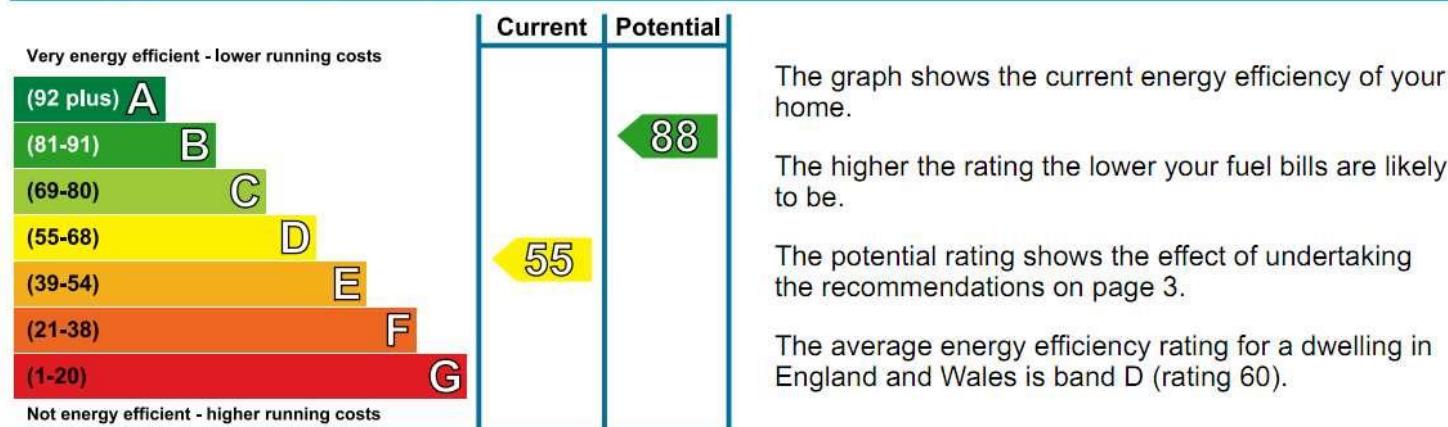
Estimated energy costs of dwelling for 3 years:	£ 2,352
Over 3 years you could save	£ 981

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 99 over 3 years	
Heating	£ 1,563 over 3 years	£ 1,065 over 3 years	
Hot Water	£ 591 over 3 years	£ 207 over 3 years	
<b>Totals</b>	<b>£ 2,352</b>	<b>£ 1,371</b>	 <b>You could save £ 981 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 155	
2 Increase hot water cylinder insulation	£15 - £30	£ 79	
3 Low energy lighting for all fixed outlets	£35	£ 78	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.