



## Copplestone Grove, Meir Hay

Stoke-On-Trent, Staffordshire, ST3 5UD

£595 Per Month





NO TENANT FEE PAYABLE ON THIS PROPERTY. Goodchilds are pleased to offer for rent this immaculate two bedroom semi detached house in the very popular Meir Hay estate. The property is offered in excellent condition throughout and early viewing comes recommended to avoid disappointment! The property briefly comprises of; Entrance Hallway, Lounge, Fitted Kitchen with appliances, Two Bedrooms with fitted wardrobes and a Family Bathroom. NO PETS

### Hallway

Having door to front.

### Lounge



Having gas fire, radiator and double glazed window to front.

### Kitchen/Diner



Having a range of wall and base units with preparation work surfaces over incorporating 1.5 sink drainer. Integrated oven with gas hobs and extractor over. Integrated dishwasher and washer/dryer. Door to side and window to rear.

### Bedroom One

Having radiator, fitted wardrobes and double glazed window to front.

### Bedroom Two

Having radiator, fitted wardrobes and double glazed window to rear.

### Bathroom

Having three piece suite comprising; panel bath, WC and wash hand basin. Part tiled walls, heated towel rail and double glazed window to rear.

### Front




Having driveway providing off road parking and garden laid to lawn.

### Rear



Private enclosed rear garden mainly laid to lawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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