

24 Watermeadow Grove
Etruria, Stoke-On-Trent, ST1 5GJ

£280,000

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- FOUR BEDROOM DETACHED HOME WITH NO ONWARD CHAIN IN A QUIET CUL DE SAC
- ENCLOSED REAR GARDEN WITH LAWN, GARAGE & DRIVEWAY
- OPEN PLAN LIVING & DINING AREA WITH A WELL EQUIPPED KITCHEN & UTILITY ROOM
- CLOSE TO FESTIVAL PARK, ROYAL STOKE HOSPITAL, GREEN SPACES, SCHOOLS & MAJOR ROUTES
- MAIN BEDROOM WITH ENSUITE PLUS THREE FURTHER DOUBLE BEDROOMS

GROUND FLOOR

Lounge

10'7" x 13'8" (3.25m x 4.23m)

Dining Room

8'4" x 10'2" (2.55m x 3.11m)

Kitchen

9'3" x 10'0" (2.83m x 3.07m)

Utility Room

5'1" x 5'8" (1.57m x 1.75m)

W.C

5'1" x 3'10" (1.56m x 1.17m)

FIRST FLOOR

Bedroom One

10'10" x 13'3" (3.31m x 4.06m)

En-Suite

3'1" x 6'10" (0.96m x 2.09m)

Bedroom Two

9'3" x 9'0" (2.83m x 2.76m)

Bedroom Three

8'11" x 13'0" (2.72m x 3.97m)

Bedroom Four

8'3" x 10'11" (2.53m x 3.35m)

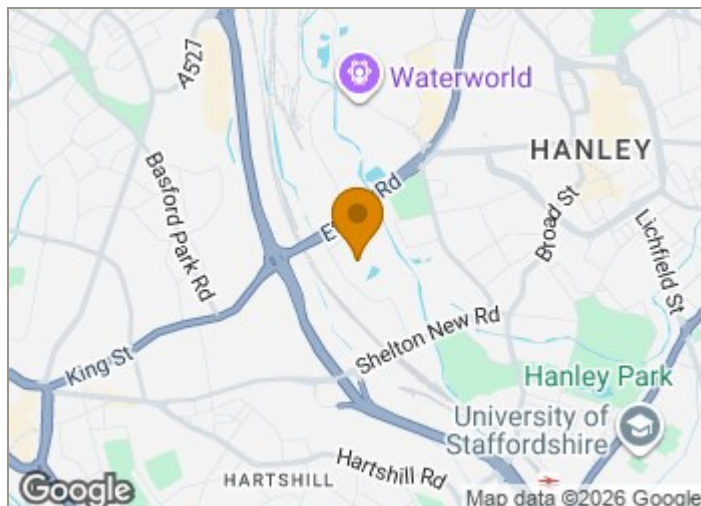
Bathroom

6'0" x 5'6" (1.84m x 1.69m)

EXTERIOR

Driveway

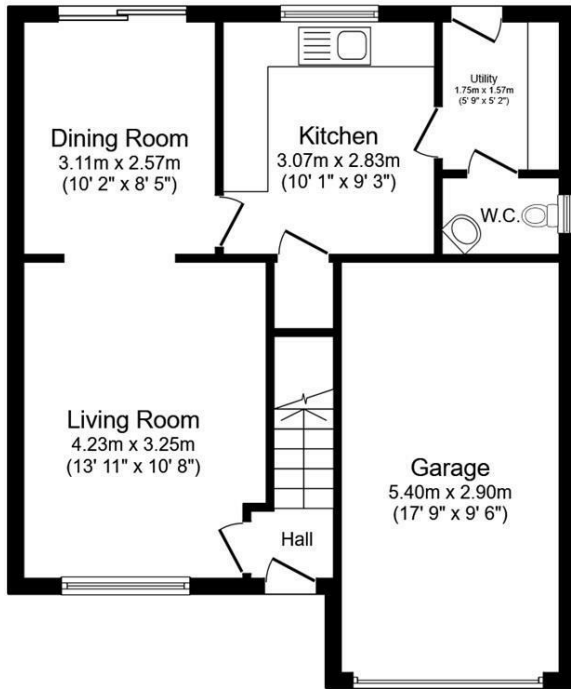
Garage



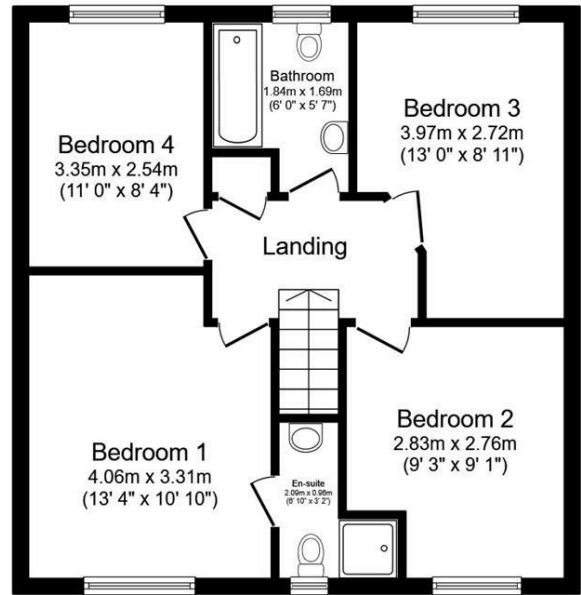
Directions



Floor Plan



Ground Floor
 Floor area 57.0 sq.m. (614 sq.ft.)



First Floor
 Floor area 53.3 sq.m. (574 sq.ft.)

Total floor area: 110.4 sq.m. (1,188 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	