



29 Bullrushes Close Etruria, Stoke-On-Trent, ST1 5GF

Tucked away in the ever-popular Etruria area of Stoke-on-Trent, this striking three-storey modern townhouse offers the perfect blend of contemporary living and everyday convenience. With four generously proportioned bedrooms, three sleek bathrooms, and a stylishly appointed living space, this partly furnished home is ready to welcome its next discerning owner. Whether you're a growing family, a professional couple, or simply seeking a place with room to breathe, this property invites you to move in and start living. The ground floor flows effortlessly from the welcoming entrance hall into the useful utility room and ground-floor bedroom. Natural light pours in through large windows in the first-floor lounge and kitchen/diner, illuminating the modern fittings and inviting you to cook, gather, and unwind. On the second floor, you'll find versatile bedrooms, ideal for restful nights, productive home offices, or creative pursuits. The master bedroom, complete with en-suite, adds an extra layer of comfort and privacy. Step outside and discover your private rear garden – an easy to manage retreat perfect for morning coffees, weekend barbecues, or simply soaking in some sunshine. A driveway to the front offers off-road parking, adding to the property's practical appeal. What truly sets this home apart, however, is its location. With excellent commuter links via road and rail nearby, getting to work – or away for the weekend – couldn't be easier. A stone's throw from Festival Park's vibrant shopping and leisure facilities.

Modern living, enviable location, and a home that grows with you – this is more than just a property. It's a new beginning waiting to be written.

£195,000

29 Bullrushes Close

Etruria, Stoke-On-Trent, ST1 5GF



- MODERN THREE STOREY DESIGN
- OFF ROAD PARKING
- SOLD WITH NO UPWARD CHAIN
- FOUR CONSIDERABLE HIGHLY VERSATILE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- SUNTRAP OF A REAR GARDEN
- EXCELLENT COMMUTER LINKS

DISCLAIMER- contact 01782 622621 help@lowe-elliott

Entrance Hall
19'4" x 3'4" (5.90 x 1.04)

Shower Room
7'8" x 3'1" (2.34 x 0.94)

Utility Room
10'4" x 5'5" (3.17 x 1.66)

First Floor Landing
Lounge
16'2" x 12'3" (4.94 x 3.74)

Kitchen/Diner
16'2" x 10'5" (4.93 x 3.19)

Bedroom One
10'8" x 10'7" (3.27 x 3.23)

En-Suite
10'8" x 3'3" (3.26 x 1.01)

Bedroom Two
12'6" x 8'5" (3.82 x 2.58)

Bedroom Three
12'5" x 7'5" (3.80 x 2.28)

Bedroom Four
10'5" x 10'4" (3.18 x 3.16)

Bathroom
6'6" x 5'11" (2.00 x 1.82)

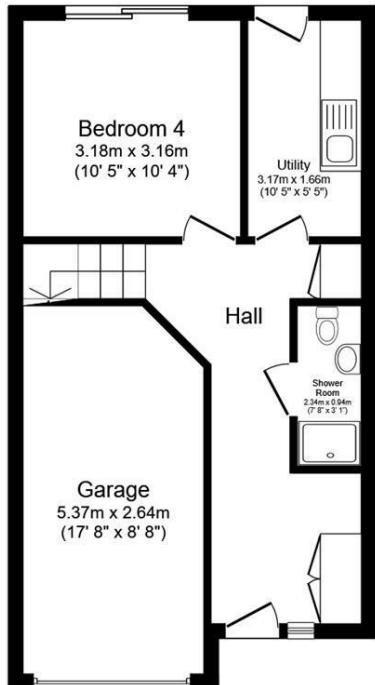
EXTERIOR
Garage
16'7" x 8'9" (5.06 x 2.68)



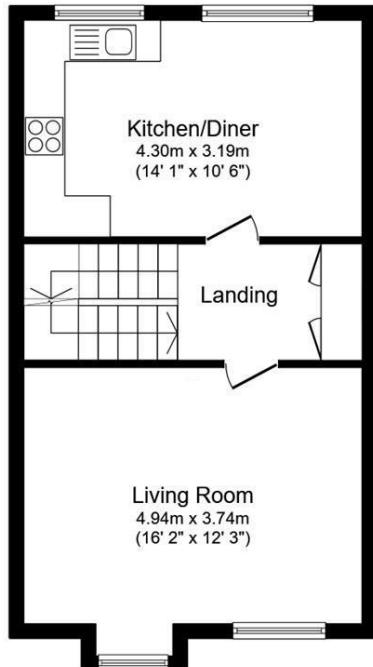
Directions



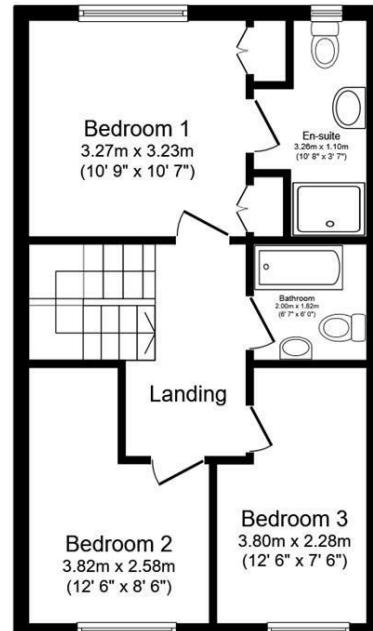
Floor Plan



Ground Floor
Floor area 45.4 sq.m. (489 sq.ft.)



First Floor
Floor area 44.0 sq.m. (474 sq.ft.)



Second Floor
Floor area 43.5 sq.m. (468 sq.ft.)

Total floor area: 132.9 sq.m. (1,430 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
Very energy efficient - lower running costs (92 plus)	A		86
(81-91)	B		
(70-80)	C	73	
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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