

## 5 Watermeet Grove

Etruria, Stoke-On-Trent, ST1 5GD

This impressive five-bedroom detached home is nestled in the heart of Etruria, Stoke-on-Trent, offering a perfect blend of modern comfort and prime location. Partly furnished, the property boasts imposing interiors with generously sized bedrooms, making it ideal for families or professionals. A private driveway ensures convenient off-road parking, while the delightful rear garden provides a serene outdoor escape for relaxation, entertaining, or family time. Etruria is a highly desirable area, offering residents excellent commuter connections via the A500, M6, and nearby Stoke-on-Trent railway station. This makes travel to major cities like Manchester, Birmingham, and even London remarkably accessible. Just minutes away, Festival Park offers an array of retail, dining, and entertainment options, giving you everything from shopping trips to leisure activities within easy reach. The property's location is further enhanced by proximity to Staffordshire and Keele Universities, making it a prime choice for academics or those working in education. For outdoor enthusiasts and those who enjoy a touch of nature, green spaces such as Hanley Park and the Trent & Mersey Canal provide scenic spots to unwind. Local shops and essential amenities are conveniently close by, ensuring daily errands are effortlessly managed. Altogether, this home offers more than just a place to live—it's a well-connected, comfortable lifestyle in a vibrant and growing community.

**Offers in excess of £285,000**

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- FIVE LARGE BEDROOMS
- MODERN FITTED BREAKFAST KITCHEN
- EXCELLENT COMMUTER LINKS
- SOLD WITH NO UPWARD CHAIN
- CHARMING REAR GARDEN
- FAMILY BATHROOM, PLUS EN-SUITE & W.C
- PRIME LOCATION
- LARGE & DINING ROOM
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES

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622621 [help@lowe-elliott](mailto:help@lowe-elliott)

## GROUND FLOOR

### Lounge

11'1" x 15'2" (3.39m x 4.63m)

### Dining Room

10'0" x 9'10" (3.05m x 3.00m)

### Kitchen/Breakfast Room

13'10" x 9'8" (4.23m x 2.95m)

### Utility Room

5'10" x 4'10" (1.79m x 1.49m)

### W.C

5'10" x 3'0" (1.79m x 0.93m)

## FIRST FLOOR

### Bedroom One

13'1" x 12'4" (4.01m x 3.77m)

### En-Suite

8'0" x 3'3" (2.45m x 1.00)

### Bedroom Two

10'11" x 10'10" (3.34m x 3.32m)

### Bedroom Three

9'8" x 9'3" (2.97m x 2.82m)

### Bedroom Four

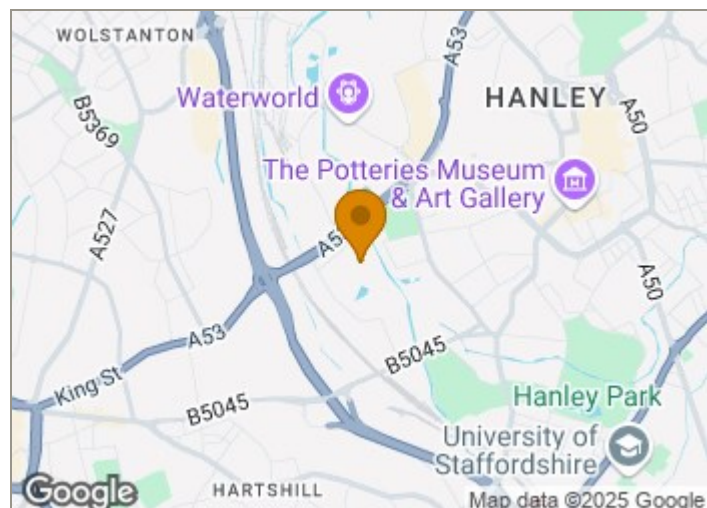
7'11" x 9'7" (2.43m x 2.94m)

### Bedroom Five

### Bathroom

6'2" x 5'6" (1.89m x 1.70m)

## EXTERIOR

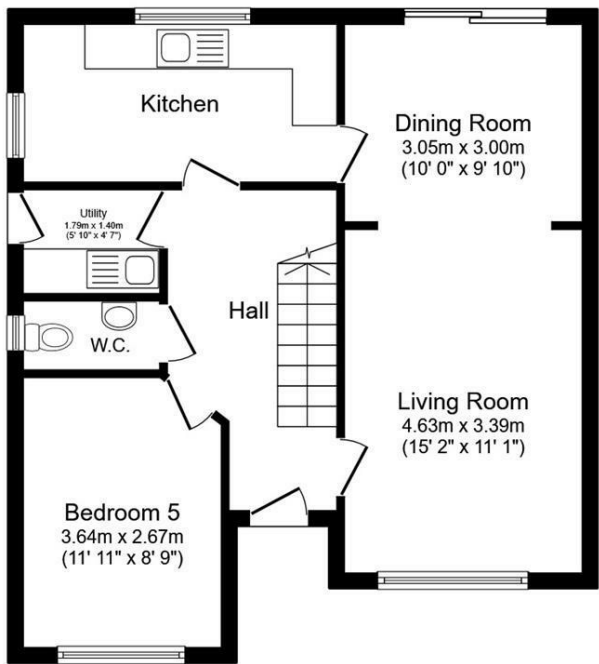


## Directions

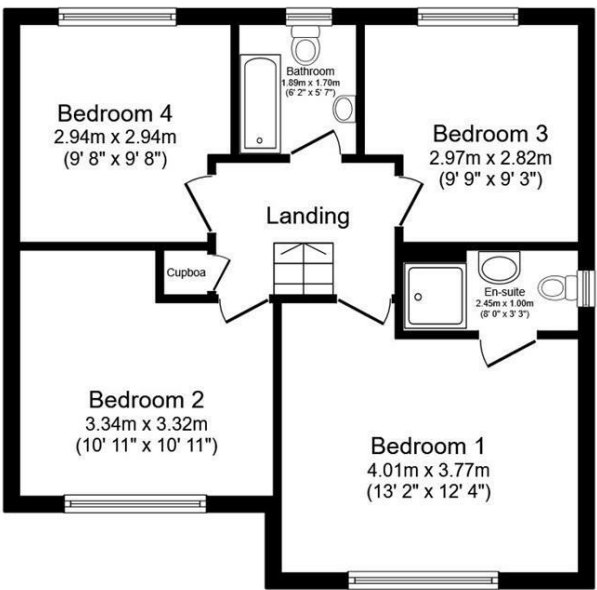




Floor Plan



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



First Floor  
Floor area 52.1 sq.m. (561 sq.ft.)

Total floor area: 109.1 sq.m. (1,175 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](http://www.Propertybox.io)

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