



## 35 Willow Tree Grove

Heron Cross, Stoke-On-Trent, ST4 3BF

Offers in the region of £182,500



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## Ground Floor

### Hallway

6'9" x 2'10" (2.08 x 0.87)

Door front elevation, Radiator, centre light point

### Living Room

13'1" x 11'8" (3.99 x 3.58)

Window to front elevation, radiator, centre light point.

### Inner Hallway

3'0" x 5'7" (0.92 x 1.71)

Centre light point, under stairs storage cupboard.

### WC

3'0" x 5'9" (0.93 x 1.77)

Window to rear elevation, low level w.c, wall mounted wash hand basin with splash back. radiator, centre light point.

### Kitchen/Dinner

8'8" x 14'9" (2.66 x 4.50)

Window and french doors to rear elevation, range of modern based and eye level units with integral hob, oven, extractor and stainless steel sink with mixer tap. Wall mounted Baxi combination boiler, radiator and light points x2.

## First Floor

### Landing

9'0" x 6'2" (2.75 x 1.88)

Radiator, loft access, light point.

### Master Bedroom

13'0" x 8'4" (3.97 x 2.55)

Window to rear elevation, modern built in wardrobe , radiator, centre light point.

### Bedroom Two

12'2" x 8'0" (3.73 x 2.46)

Window to front elevation, radiator, centre light point.

### Bedroom Three

6'7" x 8'4" (2.03 x 2.55)

Window to rear elevation, radiator, centre light point.

### Bathroom

9'2" x 6'5" (2.81 x 1.98)

Window to front elevation, low level w.c, pedestal wash hand basin, panelled bath with electric shower above, radiator, centre light point, airing cupboard.

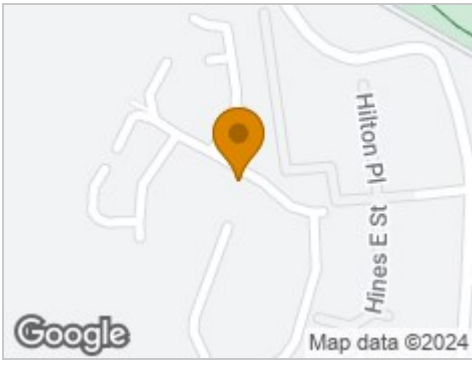
### Exterior

To the front elevation there is a lawned garden and driveway providing parking for two cars.

To the rear elevation there is a paved patio area leading to raised lawn.



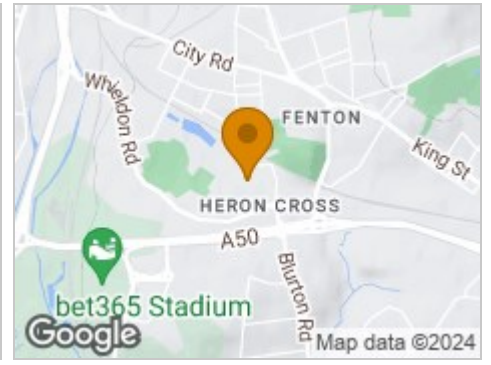
## Road Map



## Hybrid Map



## Terrain Map



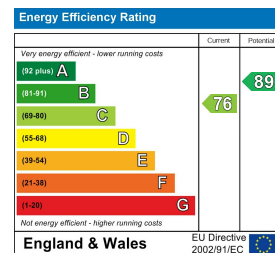
## Floor Plan



## Viewing

Please contact our Briarswood Office on 01782 479791 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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