



ESTATE AGENTS

... the key to a successful move



Elmwood Drive, Blythe Bridge, Stoke-On-Trent, ST11 9NX

£250,000

* FANTASTIC OPPORTUNITY TO PURCHASE A STUNNING HOME

* LOUNGE * KITCHEN * DINING ROOM

* UTILITY AREA * STUDY

* MASTER BEDROOM WITH EN SUITE

* OFF ROAD PARKING * REAR GARDEN

w: www.keysestateagents.co.uk

Elmwood Drive, Blythe Bridge, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

LOOKING FOR A SUPERB FAMILY HOME THAT OOZES CHARM AND SOPHISTICATION THEN THIS IS THE ONE FOR YOU.... A BEAUTIFUL SPACIOUS SEMI DETACHED HOUS, WHICH HAS BEEN EXTENDED, situated in a popular location within walking distance of the village of Blythe Bridge, close to local amenities and within easy access of the A50 Stoke - Derby link road, Hanley city centre and the market towns of Uttoxeter and Leek. The contemporary accommodation comprises: Entrance hall, lounge, dining room, extended kitchen, study, utility, cloaks. To the first floor there is a master bedroom with ensuite, the en suite formally bedroom three bedrooms and a family bathroom, externally there is a driveway providing ample parking, gardens to front and rear. Additional benefits include uPVC double glazing and gas central heating.

GROUND FLOOR

ENTRANCE HALL

LOUNGE 12'10 x 9'11 (3.91m x 3.02m)

DINING ROOM 10'9x x 8'6 (3.28mx x 2.59m)

KITCHEN 18'0" x 14'11" (5.49 x 4.57)

CLOAKS

STUDY 16'8 x 6'10 (5.08m x 2.08m)

UTILITY 8'2 x 7'4 (2.49m x 2.24m)

FIRST FLOOR

MASTERBEDROOM 11'2x10'4 (3.40mx3.15m)

ENSUITE 7'8 x 5'11 (2.34m x 1.80m)

BEDROOM TWO 9'4 x 8'8 (2.84m x 2.64m)

FAMILY BATHROOM 6'9x 5'4 (2.06mx 1.63m)

EXTERNALLY



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

Elmwood Drive, Blythe Bridge FLOOR PLAN



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