



# ESTATE AGENTS

*... the key to a successful move*



**The Grove, Blythe Bridge, Stoke-On-Trent, ST11 9LB**

**Offers in the  
region of  
£360,000**

\* EXTENDED DETACHED HOUSE \* GREAT LOCATION

\* EXCELLENT SIZED BEDROOMS \* SPACIOUS FAMILY HOME

\* CLOAKS \* EN SUITE \* FAMILY BATHROOM

\* OFF ROAD PARKING \* GREAT REAR GARDEN

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# The Grove, Blythe Bridge, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

Keys have great pleasure in offering for sale this great family home offering open plan living area and a functional layout. Located in the village of Blythe Bridge situated between Stoke-on-Trent and Uttoxeter. The village has amenities such as shops, schools, and recreational facilities, making it a desirable place to live for many families.

As you enter, the hallway unfolds before you and gives an idea of what to expect as you head through to the reception rooms.

The living room offers a warm welcome with a log burner and is the perfect space to relax while offering great views of the garden.

As a must with all family homes the property includes a study/gym area which is perfect those that like to keep fit, work from home or a study area for children to compete there home work.

You are then greeted with a fantastic kitchen/family room, which is a popular layout in modern homes which combines the kitchen, dining room, and living room into one interconnected space.

The rear garden has been landscaped to provide an ideal garden for children and also a place to relax and enjoy the summer.


To the first floor are four good sized bedrooms with the Master bedroom having a dressing area and an ensuite. The main family bathroom is well fitted with a modern suite.


This a great family home, ready for its new occupiers.



# The Grove, Blythe Bridge, Stoke-On-Trent,



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

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



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