







This modern and well-presented home offers stylish, low-maintenance accommodation throughout, making it an ideal purchase for first-time buyers, young families, downsizers, and investors alike.

The accommodation is thoughtfully arranged and briefly comprises a welcoming entrance hallway, a spacious living room, and a contemporary kitchen/dining room fitted with a range of modern units and ample space for everyday family living and entertaining. A useful cloakroom/WC completes the ground floor accommodation.

To the first floor, the property continues to impress with three well-proportioned bedrooms, including a principal bedroom benefitting from an en-suite shower room, together with a modern family bathroom finished to a high standard.

Externally, the property enjoys an enclosed rear garden, providing an excellent space for outdoor dining, entertaining, or relaxing, whilst off-road parking adds further convenience.

Situated on a popular residential development in Blythe Bridge, the property is exceptionally well placed for a wide range of local amenities, including shops, schools, public houses, and leisure facilities. Blythe Bridge railway station is also within easy reach, offering regular services to Stoke-on-Trent, Derby, and beyond, making the area particularly appealing to commuters. In addition, the nearby A50 provides excellent road links to Stoke-on-Trent, Uttoxeter, Derby, and the M1 and M6 motorway networks, ensuring convenient travel across the region.

Combining modern living with a highly convenient location, this attractive home offers an excellent opportunity for a variety of purchasers. Early viewing is highly recommended.



Entrance Hallway

WC

Living Room

Kitchen Diner

Landing

Bedroom

Ensuite

Bedroom

Bedroom

Bathroom

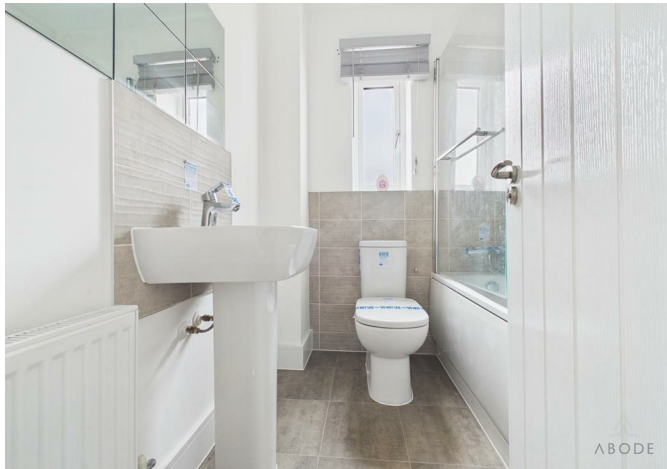
Outside

To the front there is off road parking, and to the rear the garden is mainly laid to lawn with patio area.









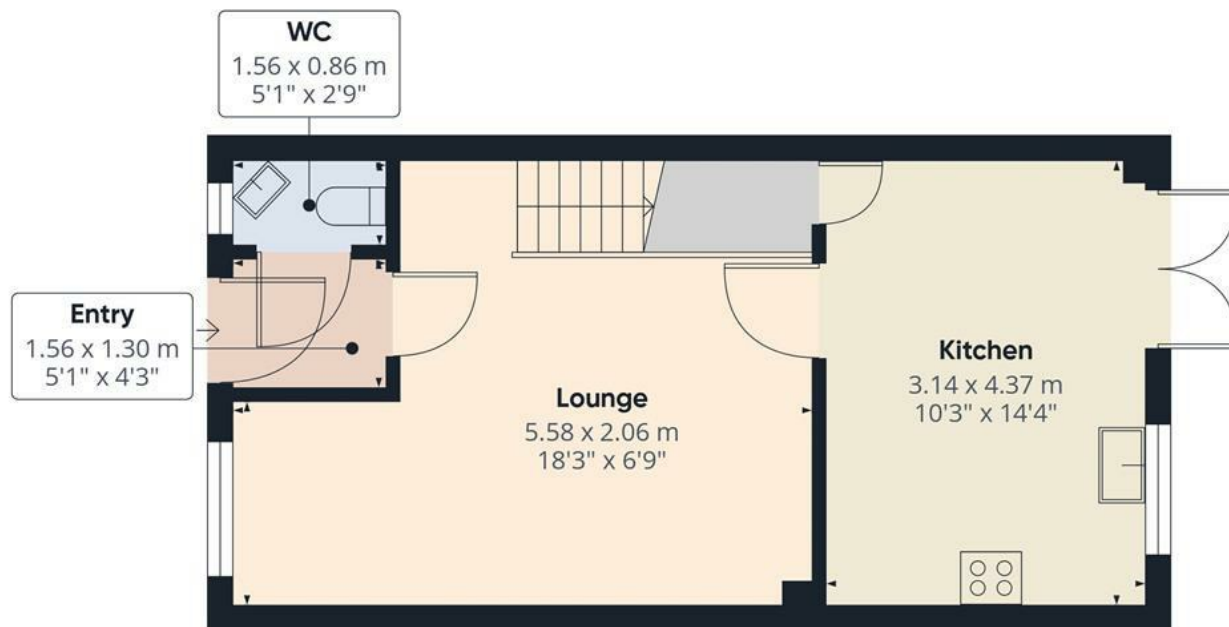










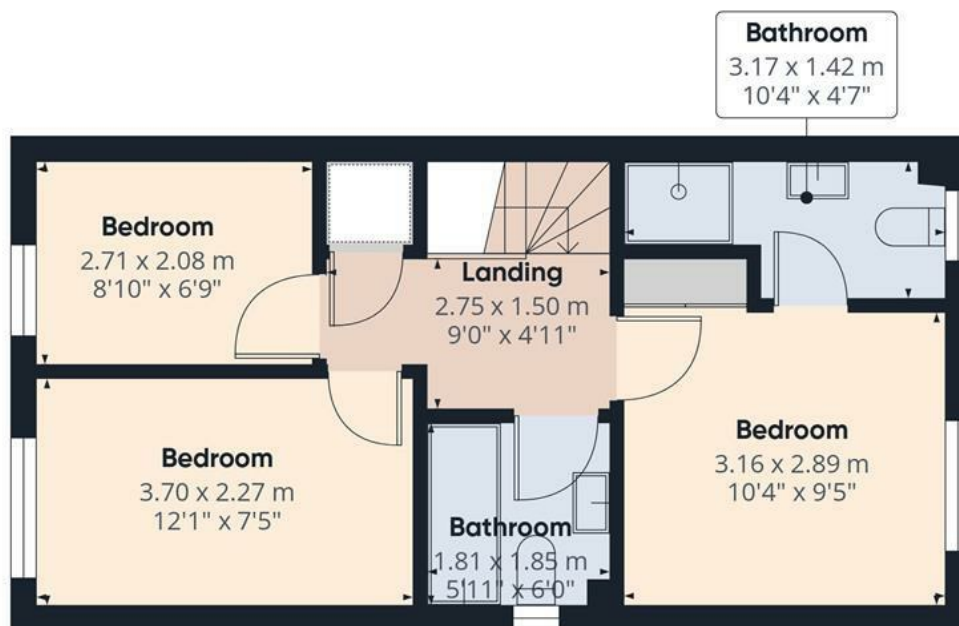


Floor 0

Approximate total area<sup>(1)</sup>

72.5 m<sup>2</sup>

781 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

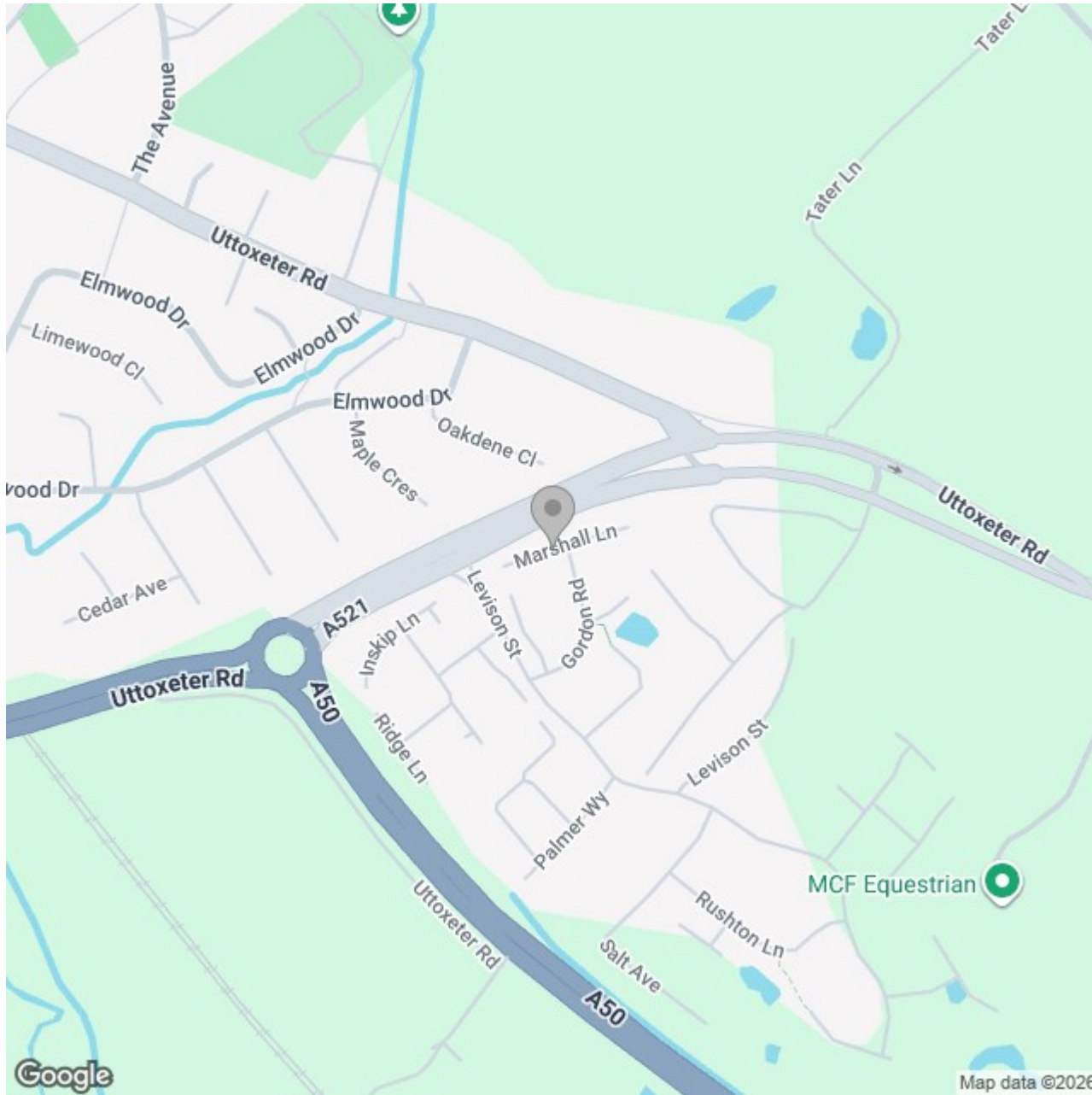
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>94</b> |
| (81-91) <b>B</b>                            | <b>82</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>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |