Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



17 Willow Grove, Blurton, Stoke-On-Trent, ST3 2AD

£200,000

- An Ideal Family Home!
- Beautifully Presented
- White Bathroom Suite
- Block Paved Drive
- Three Bedrooms
- Stunning Fitted Kitchen And Diner
- New Combi Boiler
- Charming Rear Garden With Artificial Lawn

AN IDEAL FAMILY HOME!

This attractive three-bedroom semi-detached property is situated in the popular residential area of Willow Grove, Blurton.

Beautifully presented throughout, the property boasts contemporary decoration, creating a stylish and welcoming feel from the moment you step inside. A particular highlight is the stunning kitchen-diner, providing the perfect space for family living, entertaining and socialising.

Externally, the property benefits from a sizeable block-paved driveway, offering ample off-road parking.

Combining modern style, practical living space and an appealing location, this fantastic home is sure to attract interest and would make an excellent choice for families and first-time buyers alike.

Call us today to arrange your viewing!





GROUND FLOOR

ENTRANCE HALL
UPVC double glazed front door. Fitted carpet. Radiator.

LIVING ROOM
14'4 x 11'10 (4.37m x 3.61m)
Fitted carpet. Radiator. UPVC double glazed window with fitted blinds.

KITCHEN DINER
13'7 x 9'8 (4.14m x 2.95m)
Laminate flooring. Radiator. UPVC double glazed window. UPVC double glazed patio doors leading into the garden. Stoer cupboard. Range of wall cupboards and base units with an integrated oven, electric hob and fridge freezer.

FIRST FLOOR

LANDING
Fitted stair and landing carpet. UPVC double glazed window.

BEDROOM ONE
12'4 x 8'8 (3.76m x 2.64m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO
11'10 x 8'8 (3.61m x 2.64m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE
8'8 x 5'11 (2.64m x 1.80m)
Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM
6'10 max, 4'10 min x 5'10 max, 2'9 min (2.08m max, 1.47m min x 1.78m max, 0.84m min)
Laminate flooring. Radiator. UPVC double glazed window. Store cupboard containing the new Worcester combi boiler. Bath with shower over, wash basin and wc. Tiled walls.

OUTSIDE
There is a block paved driveway to the front of the property providing off road parking.

The rear garden has a block paved patio area, artificial lawn and timber shed.








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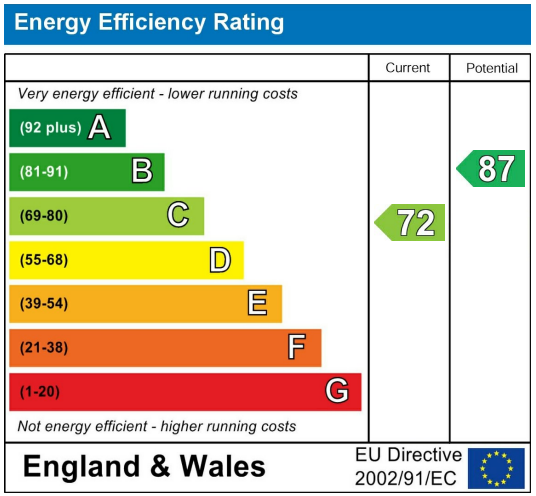

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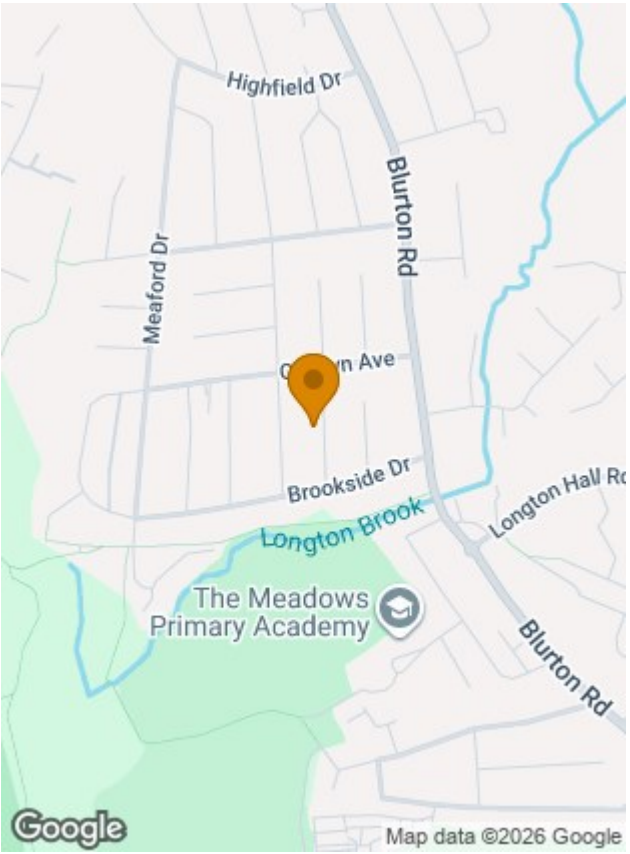

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
87
England & Wales
EU Directive 2002/91/EC


Highfield Dr
Blurton Rd
Meaford Dr
Brookside Dr
Longton Brook
The Meadows Primary Academy
Blurton Rd
Google
Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B





PLEASE NOTE

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.

* Room sizes should not be relied upon for carpets and furnishings.

• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £175 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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