



Birchall Hill

Leek



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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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**Birchall Hill,
Birchall, Leek
Staffordshire, ST13 5RD**

This individual detached property must occupy the best if not certainly one of the very best locations in the Staffordshire Moorlands enjoying superb views from all windows. It occupies a sizeable plot on the edge of town in what is a semi-rural area, yet within easy travelling or even walking distance of the town centre with its associate amenities.

Inspection of this property is most strongly recommended to fully appreciate its superb location and the size of accommodation on offer which is ideally suitable for family occupation.

With well dimensioned rooms throughout, the property provides on the ground floor a reception hall, two excellent sized living rooms with conservatory, kitchen and utility and at first floor level five bedrooms and two bathrooms.

Externally the property occupies an excellent size plot with extensive gardens, driveway and garaging for three vehicles.

This is a quality property in what is a quite superb location.

Offers in the region of: £995,000



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HILTON**
EST. 1984





Accommodation

Entrance Porch

Double door access.

Entrance Hall 8'10 x 9'4 (2.69m x 2.84m)

Radiator. Fitted carpet.

Cloakroom

With WC and wash basin. Radiator. Fitted carpet.

Lounge 24'1 into bay x 17'5 max

(7.34m into bay x 5.31m max)

With inglenook fireplace with brick surround and chimney breast. Feature exposed beams. Two radiators. Window seat. Fitted shelving.

Conservatory 13'1 x 14'8 (3.99m x 4.47m)

With radiator. Parquet flooring. French windows leading to garden. Wall cupboard.

Dining Room 19'10 x 16'4 into bay

(6.05m x 4.98m into bay)

With feature brick and stone fire surround. Radiator. Feature exposed beams. Fitted carpet.

Kitchen 17'6 x 11'11 (5.33m x 3.63m)

Fitted with a range of units consisting of double drainer stainless steel sink unit, base units, working surfaces and wall cupboards and incorporating a split level cooker together with integrated dishwasher. Radiator. Carpet tiled floor. Built-in store cupboard off. WALK-IN PANTRY with shelving and tiled floor.

Utility Room 8'6 max x 7'6 (2.59m max x 2.29m)

With white glazed sink. Gas central heating boiler.

Stairs to Landing 8'10 x 9'5 (2.69m x 2.87m)

Radiator.

Bedroom One 15'7 x 13' (4.75m x 3.96m)

With fitted wash basin. Feature fireplace. Exposed beam. Radiator. Fitted carpet. Built-in wardrobe and cupboard together with SMALL DRESSING ROOM off.

Bedroom Two 18'10 x 14'8 (5.74m x 4.47m)

With two radiators. Two fitted wardrobes. Feature fireplace. Fitted carpet.

En-suite Shower Room With shower cubicle, wash basin, bidet and WC. Heated towel rail. Fitted carpet.

Separate WC

With radiator. Fitted carpet.

Inner Landing

With built-in cupboard. Radiator. Fitted carpet.

Bathroom

With suite comprising bath and wash basin. Heated towel rail. Airing cupboard off.

Bedroom Three 17' x 14'10 (5.18m x 4.52m)

With two fitted wardrobes. Wash hand basin. Two radiators. Fitted carpet.

Bedroom Four 10'9 x 13'4 max (3.28m x 4.06m max)

With built-in cupboard. Radiator. Fitted carpet.

Bedroom Five 16'6 x 10'9 (5.03m x 3.28m)

With built-in cupboard. Wash hand basin. Radiator. Fitted carpet.

Outside

Pebbled driveway provides off road parking and turning facilities for a number of vehicles and leads to a DOUBLE INTEGRAL GARAGE (18'3 x 22') with ADJOINING WORKSHOP AREA (7'5 x 5'10).

Additional parking is provided by a LARGE DETACHED BRICK GARAGE.

There are extensive gardens to the front, side and rear, being predominantly lawned with mature trees and shrubs..

Timber summerhouse/shed.

Brick coal store.





Services

We understand all mains services are connected.
Gas central heating.

Agent's Notes

We understand the property is freehold
EPC Rating: TBA
Council Tax Band: F



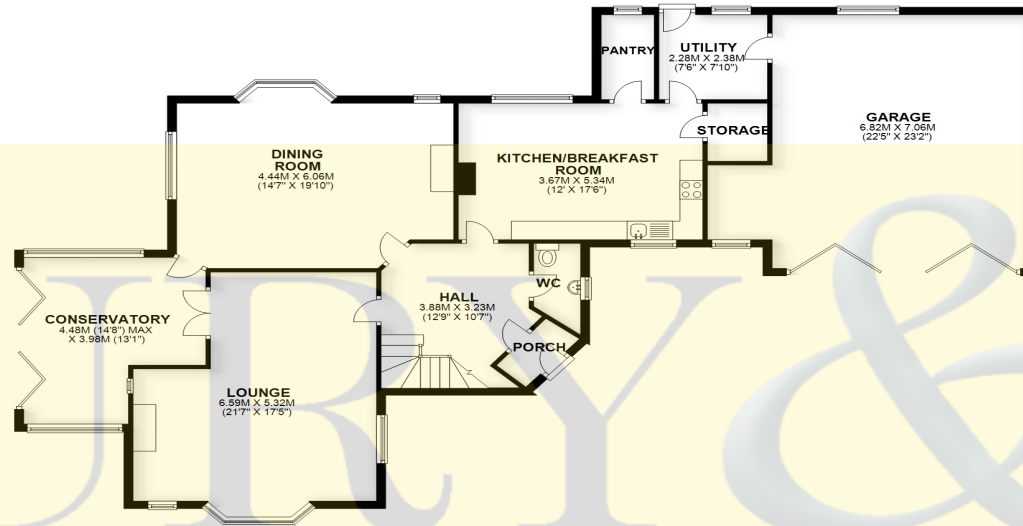
PLEASE NOTE

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

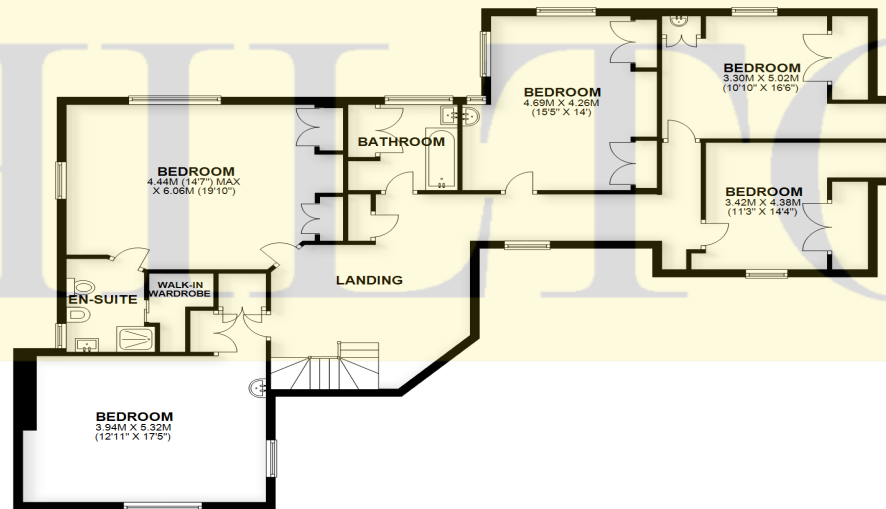




GROUND FLOOR
APPROX. 160.3 SQ. METRES (1725.7 SQ. FEET)



FIRST FLOOR
APPROX. 139.5 SQ. METRES (1501.9 SQ. FEET)



TOTAL AREA: APPROX. 299.9 SQ. METRES (3227.6 SQ. FEET)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



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