



Birchwood Birchall Lane  
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership



## Birchwood Birchall Lane

Leek  
Staffordshire  
ST13 5RA

- \* Bury and Hilton are delighted to be offering For Sale "Birchwood", a delightfully situated three bedroom detached residence sitting on a plot of just over a third of an acre and therefore offering huge potential to extend the accommodation if required (subject to the necessary planning consents) with a large garage backing onto open fields.
- \* The property is located in one of Leek's most sought after and well established residential areas at Birchall, offering easy access to the local Golf club, the town centre and for travelling into the Potteries.
- \* The property benefits from Upvc double glazing and gas fired central heating.
- \* In brief the accommodation at present comprises of: Entrance Porch, Entrance Hall, Living Room, Dining Room, Bathroom, Kitchen, Utility Room and W.c to the ground floor. Landing Area and Three Bedrooms to the first floor.
- \* Externally the property is approached by a good sized driveway providing parking for several vehicles leading to an attached garage.
- \* Well appointed gardens laid mainly to lawn with display borders, patio area, summerhouse and storage shed.
- \* An early appointment to view "Birchwood" is highly recommended.

Offers In The Region Of £495,000



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Leek - 01538 383344



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## General Information

### Entrance Porch

Tiled floor. Access to:

### Entrance Hall

Stairs off. Radiator. Pantry off.

### Living Room

Radiator x 3. Laminate flooring.

### Dining Room

Radiator.

### Kitchen

Wall and base units. Granite work-tops incorporating sink unit, drainer and mixer tap. Gas hob with extractor unit above. Double electric oven. Radiator. Tiled floor. Integrated dishwasher.

### Rear Hall

Side door. Storage cupboard. Tiled floor.

### Utility Room

Wall and base units. Work-tops. Wall mounted boiler. Plumbing point. Tiled floor.

### Bathroom

Bath. W.c. Wash basin. Heated towel rail x 2. Tiled walls. Tiled floor.

### W.c

W.c. Wash basin. Tiled floor. Tiled walls.

### Landing Area

Radiator. Eaves storage. Loft access.

### Bedroom

Radiator. Eaves storage.

### Bedroom

Radiator. Wash basin. Built-in storage.

### Bedroom

Radiator. Fitted range of wardrobes.

### Outside

Externally the property is approached by a good sized driveway providing parking for several vehicles leading to an attached garage. Well appointed gardens laid mainly to lawn with display boards, patio area, summerhouse and storage shed.

### Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

### Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

### Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

### Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

### Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

### Method of Sale

The property is offered for sale by private treaty.

## Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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