



## 4 Birches Way

ST7 4XU

**Offers Over £310,000**



4



2



2



C



STEPHENSON BROWNE



A simply stunning four bedroom detached family home in a quiet cul-de-sac position in Kidsgrove, with two reception rooms, an en-suite shower room to the principal bedroom, a utility room and a downstairs W/C!

This stylish and impressive family home has quite literally had 'one careful owner since new' having been built in 1996, and has since been carefully improved by our current owners to create a gorgeous family home offering well-proportioned accommodation throughout and presented to a superb standard!

An entrance hallway leads to a downstairs W/C and a spacious lounge, with a separate dining room, kitchen (featuring a breakfast bar and a host of integrated appliances), and a utility room which benefits from integral access into the garage. Upstairs, there are four bedrooms and a family bathroom, with the principal bedroom featuring an en-suite shower room.

Off-road parking is provided via a tarmacadam driveway and integral garage, whilst the beautifully landscaped, south-west facing rear garden features patio and lawned areas with mature border shrubs - a real suntrap and a fantastic space which is ideal for families looking to enjoy the best of the summer weather!

Situated in a quiet cul-de-sac position within Kidsgrove, this home is close to a number of walks and parks, with Birchenwood Playing Fields only a short distance away, with a number of play areas also nearby. Several schools are within easy reach, including Dove Bank Primary School, Kidsgrove Primary School and The Kidsgrove Secondary School, whilst commuting routes such as the M6, A500 and A34 easily accessible.

A fantastic family home which is beautifully presented and a real credit to the current owners! Please contact Stephenson Browne to arrange your viewing.





### **Entrance Hall**

Laminate flooring, UPVC double glazed front door, ceiling light point, radiator, under stairs storage cupboard.

### **Downstairs W/C**

6'1" x 3'0"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator, W/C, wash basin with vanity unit.

### **Lounge**

15'10" x 11'6"

Fitted carpet, UPVC double glazed bay window, two ceiling light points, two radiators, gas fire.

### **Dining Room**

12'3" x 8'8"

Laminate flooring, UPVC double glazed French doors leading to the rear garden, ceiling light point, radiator.

### **Kitchen**

12'2" x 9'9"

Tiled flooring, UPVC double glazed window, ceiling light point, radiator, breakfast bar, one and a half bowl stainless steel sink with drainer, tiled splashback, integrated double oven, five-ring gas hobs, dishwasher, fridge, freezer, wall and base units.

### **Utility Room**

9'5" x 7'6"

Tiled flooring, UPVC double glazed rear window and rear door, ceiling light point, radiator, loft access, integral access to the garage, stainless steel sink with drainer, space and plumbing for appliances, part tiled walls, gas central heating boiler.

### **Landing**

Fitted carpet, ceiling light point, loft access, airing cupboard.

### **Bedroom One**

12'8" x 11'8"

Fitted carpet, UPVC double glazed bay window, ceiling light point, radiator, fitted wardrobes.

### **En-Suite Shower Room**

7'4" x 4'4"

Maximum measurements - Tiled flooring, tiled walls, UPVC double glazed window, downlights, chrome towel radiator, W/C, wash basin with vanity unit, shower cubicle.

### **Bedroom Two**

10'4" x 7'10"

Minimum measurements plus recess for wardrobes/storage - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.





### **Bedroom Three**

9'11" x 5'10"

Minimum measurements to front of Fitted Wardrobes - currently used as a dressing room/office. Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

### **Bedroom Four**

9'7" x 6'3"

Minimum measurements plus recess for wardrobes/storage - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

### **Bathroom**

7'6" x 5'4"

Tiled flooring, part tiled walls, UPVC double glazed window, ceiling light point, radiator, extractor fan, W/C, pedestal wash basin, bath.

### **Outside**

To the front of the property is a tarmac driveway and lawned garden with mature border shrubs, whilst the fully enclosed, south-west facing rear garden has been beautifully landscaped and maintained to create an idyllic space to enjoy the summer weather, with a patio area, lawn and mature border shrubs.

### **Garage**

An integral single garage with power and lighting, with access into the Utility Room.

### **Council Tax Band**

The council tax band for this property is D.

### **NB: Tenure**

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**

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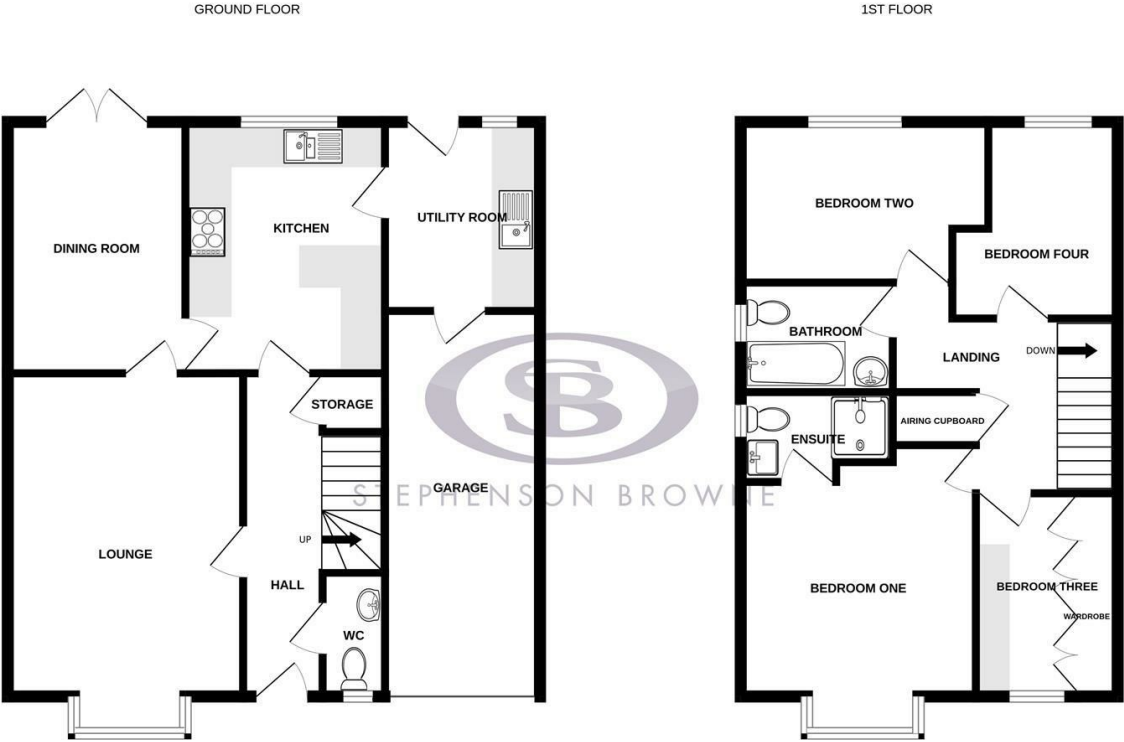




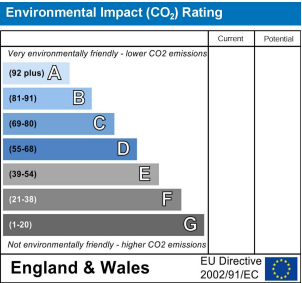
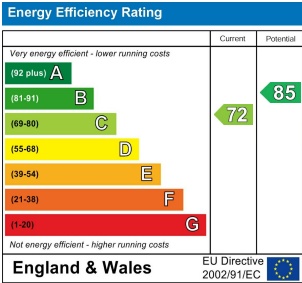


Floor Plan

Area Map



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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