



| Energy performance certificate (EPC) | | |
|---|---------------------------|--|
| 24 Beech Avenue Rode Heath STOKE-ON-TRENT ST7 3JD | Energy rating C | Valid until: 17 October 2034 |
| | | Certificate number: 9038-3943-6200-4374-0204 |
| Property type | Detached house | |
| Total floor area | 201 square metres | |
| Rules on letting this property | | |
| Properties can be let if they have an energy rating from A to E. | | |
| You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance). | | |
| Energy rating and score | | |
| This property's energy rating is C. It has the potential to be C. | | |
| The graph shows this property's current and potential energy rating. | | |
| Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. | | |
| See how to improve this property's energy efficiency. | | |
| For properties in England and Wales: the average energy rating is D the average energy score is 60 | | |
| Score | Energy rating | Current Potential |
| 92+ | A | |
| 81-91 | B | |
| 69-80 | C | 69 C 78 C |
| 55-68 | D | |
| 39-54 | E | |
| 21-38 | F | |
| 1-20 | G | |

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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24 Beech Avenue,
Rode Heath, Stoke-On-Trent,
Staffordshire ST7 3JD

Selling Price: £550,000

- CHARMING, INDIVIDUAL, EXECUTIVE DETACHED HOME
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- QUALITY FITTED KITCHEN/DINER
- SEPARATE UTILITY ROOM
- LUXURY BATHROOM & EN-SUITE BATHROOM
- AMPLE PARKING WITH FRONT & REAR VEHICLE ACCESS
- DOUBLE GARAGE WITH FIRST FLOOR ROOM/OFFICE
- SITUATED IN THE SOUGHT AFTER SEMI-RURAL VILLAGE OF RODE HEATH

A charming, individual, architecturally designed and custom built executive detached home in the sought after, semi-rural village of Rode Heath.

All local amenities and a primary school are within a short walking distance together with canal side walks.

The property was built in 2002, to the present owners' specifications, being constructed of attractive rustic brick elevations with double glazed windows and gas central heating, all under a tile roof.

The property has the benefit of a nice sunny aspect plot with front and rear vehicle entrance/exit, ample parking and quality-built cavity brick double garage with stairs up to a first floor area which would make an excellent home office.

The well-configured accommodation briefly comprises front door to hallway with feature circular staircase and double doors to lounge with feature fireplace and windows to two aspects. Also from the hallway are double doors to a separate reception room which can be used as dining room or snug. Quality fitted kitchen/diner with granite worktops with double door to outside from the dining area and two doors from the kitchen to the outside. Completing the ground floor is a utility room and cloakroom/W.C.



At first floor level is a large landing with feature window, airing cupboard and double doors to master bedroom with fitted wardrobes and drawers, and door to an en-suite bathroom. There are three further bedrooms and luxurious bathroom with spa bath, W.C., wash hand basin and separate shower enclosure. There is a further door off the landing to an enclosed lobby with stairs leading up to an attic, having power, light, radiator and could be used as an occasional hobby area or other use.

This is truly a one-off and viewing is highly recommended - pick up the phone and make that appointment!

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Hardwood double glazed door to:

HALL : Double doors to lounge. Double doors to dining room/snug. Doors to principal rooms. Stairs with storage below. Radiator. Oak floor.

LOUNGE 13' 0" x 17' 0" (3.96m x 5.18m) : Step down from hall. Double glazed windows to two aspects, one being bay window. Two radiators. Feature brick fireplace with inset gas fired stove. Oak floor.

DINING ROOM/SNUG 17' 3" x 11' 5" (5.25m x 3.48m) max : Double glazed windows to two aspects. Living flame gas fire set in fireplace. Two radiators. Double doors to patio.

KITCHEN DINER 11' 4" x 21' 5" (3.45m x 6.52m) :



Kitchen Area : Fitted with attractive matching eye level and base units with granite preparation surfaces having inset 1.5 bowl sink inset with mixer tap. Tiled splashbacks. Space for Range cooker with extractor above. Window and door to outside. Wood effect flooring. Separate French doors to outside rear.

Dining Area : Two radiators. Wood effect flooring. Double doors to outside rear.

UTILITY 8' 2" x 7' 5" (2.49m x 2.26m) : Double glazed window. Matching timber style eye level and base unit with granite effect laminate preparation surfaces. Space and plumbing for washing machine. Space for tumble dryer. Wall mounted Glow-worm gas central heating boiler. Radiator. Tile floor. Door to W.C. Door to outside.

W.C. : Double glazed window. Low level W.C. Wash hand basin set in vanity unit. Chrome heated towel radiator. Tile splashbacks. Tile floor.

First Floor :

LANDING : Large landing area to two double glazed windows, one being feature oval shape. Radiator. Door to a/c. Doors to principal rooms. Double doors to master bedroom. Door to lobby area with staircase to roof space attic with Velux roof lights, radiator, 13 Amp power points (2 areas: 16' 4" x 9' 5" & 18' 6" x 9' 6" (max).

BEDROOM 1 FRONT 13' 8" x 13' 0" (4.16m x 3.96m) : Double glazed window to two aspects. Full length fitted wardrobes, dressing table with drawers and two tall boy drawers. Radiator. Door to:

EN-SUITE : Double glazed opaque window to side aspect. Deep bath with seating area, shower and glass screen over. Full length vanity unit with doors and cupboards incorporating wash hand basin with mixer tap. Low level W.C. Half tiled walls. Chrome centrally heated towel radiator. Shaver point.

BEDROOM 2 16' 2" x 10' 6" (4.92m x 3.20m) : Step down from landing. Double glazed windows to front and rear aspects. Radiator.



BEDROOM 3 REAR 11' 5" x 8' 6" (3.48m x 2.59m) : Double glazed window to rear aspect. Radiator.

BEDROOM 4 REAR 8' 3" x 8' 4" (2.51m x 2.54m) : Double glazed window to rear aspect. Radiator.

BATHROOM : Double glazed window. White suite comprising: Spa style bath with mixer shower tap, low level W.C., wash hand basin with mixer tap and separate corner shower enclosure. Two chrome centrally heated towel radiators. Shaver point. Fully tiled walls and floor.

Outside :

FRONT : Entrance to shared drive off Knutsford Road onto block brick area. Greenhouse.

SIDE : Block brick area under the arch to one side and patio and lawn area to the other side.

REAR : 5-bar access gate to long block brick driveway extending under the arch to the front garage with lawns either side. Patio area. Outside power, light and tap.

GARAGE 17' 6" x 17' 1" (5.33m x 5.20m) : Two up and over doors. Side door and window. Power and light. Stairs to first floor (17' 6" x 10' 8") with two windows, two Velux roof lights, power and light.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**

TAX BAND: F

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV: ST7 3JD

