



Bexhill Grove, Birches Head, Stoke-on-Trent
£280,000



 5  1  2 **Freehold | EPC rating: C**

- No Chain Sale
- Desirable location
- Stunning Kitchen Diner

- Fully refurbished
- Beautiful family home
- 5 Bedrooms

BELVOIR!

Property is personal

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Description

*****NO CHAIN SALE***** We are utterly privileged to bring to the market this exceptional **5-bedroom family home** in the sought after neighbourhood of **Birches Head**.

Extended and **fully refurbished** to an exceptional standard this property is **beautifully presented throughout**. You could move into your new home without changing a thing. Prepare to be blown away.

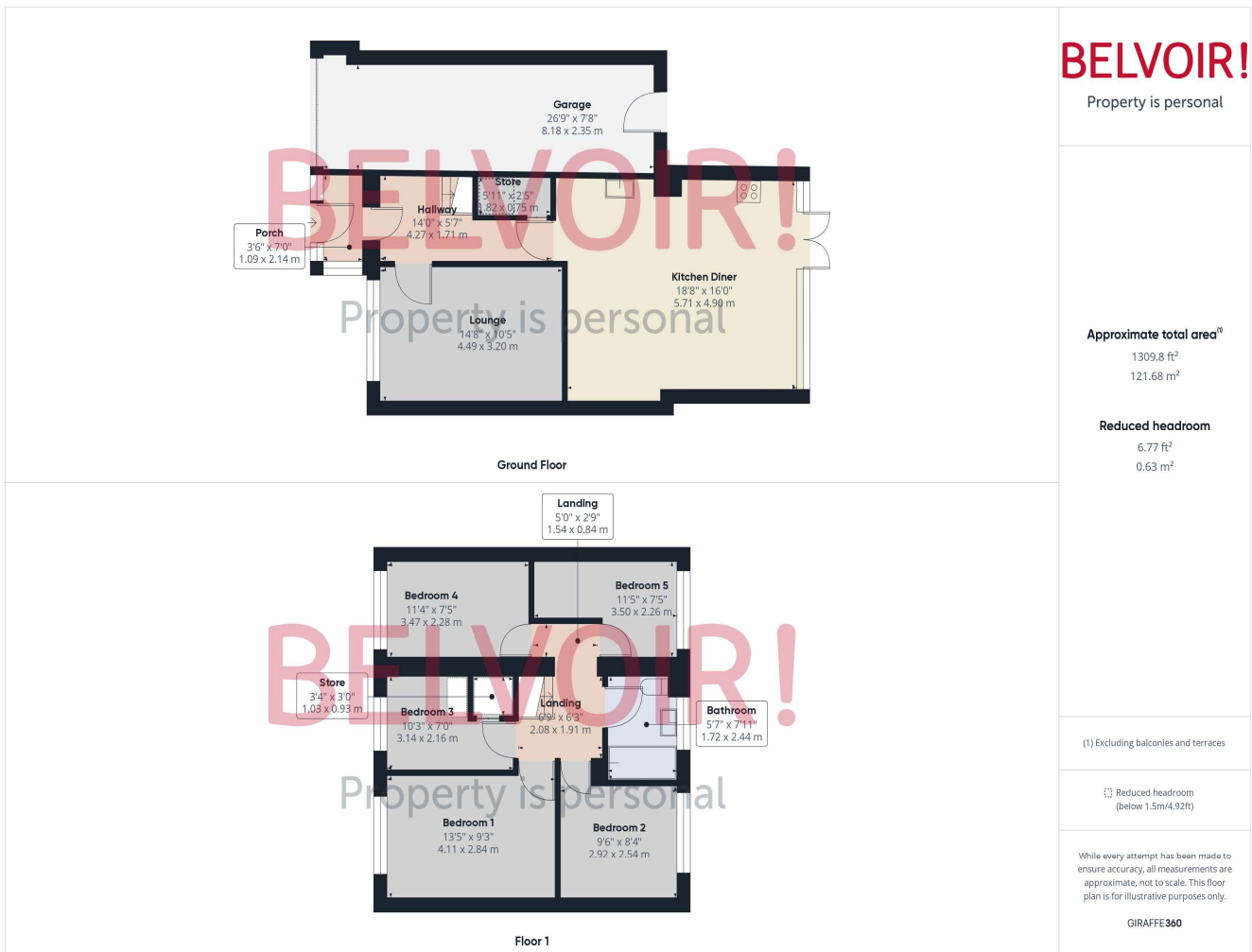
Briefly comprising a driveway and **garage** for multiple vehicles, a porch and lounge, a show stopping kitchen diner, 5 bedrooms and a family bathroom.

With Birches Head Academy just a few minutes away and in the catchment of a choice of primary schools the children will be very well catered for. Conveniently nestled between Hanley city centre and the village of Milton there is no shortage of amenities and leisure facilities nearby too.

UPVC double glazing, gas central heating and radiators throughout.

Please see our 360 virtual tour and call to book an in person viewing.

Floorplan



Rooms

Tucked away in a cul-de-sac you'll find this property boasting a large driveway for multiple vehicles.

Benefitting also from a garage large enough to accommodate a workshop in addition to vehicle storage. With an up and over door to the front and a part glazed UPVC door to the rear the garage also provides access to the rear of the property without going through the house.

Porch - 1.09 x 2.14m

Be invited into the property via the porch, the perfect place to remove shoes and coats before proceeding into the main building.

Hallway - 4.27 x 1.17m

Into the hallway for a glimpse of what's to follow with its newly fitted doors, pristine white painted walls and brand-new grey carpet. Even the store cupboard under the stairs has been freshly decorated and would make for the ideal cloak room.

Lounge - 4.49 x 3.20m

The lounge overlooking the front of the property is a good-sized square room great for accommodating a range of furniture and your choice of layout. The white walls form the perfect canvas for your own personal touch while the new carpets continue the luxurious finish.

Kitchen Diner - 5.71 x 4.90m

If the kitchen really is the heart of your home this kitchen diner will be a massive hit. Gorgeous grey high gloss units contrast beautifully against the lighter floors, walls and work surfaces. With an Island forming a breakfast bar there's no need for a separate dining area but you'll have plenty of space for one anyway. You'll find a stainless steel dual basin sink and a modern range cooker with an extractor hood over.

The layout of the room also lends itself to being the main living space with some of the units forming a perfect media wall. The possibilities are endless, and the setting could not be better. Extended and flooded with light from the largely glazed gable wall and dual roof lights, the room opens out onto the patio and simply oozes style and elegance begging to host all of your social gatherings.

Stairs and landing - 2.08 x 1.91m

Upstairs now to the landing providing access to the bedrooms and bathroom.

Bedroom 1 - 4.11 x 2.84m

Overlooking the front of the property and the largest of the bedrooms, bedroom 1 would easily fit a king-size bed and a variety of bedroom furniture.

Bedroom 2 - 2.92 x 2.54m

Another double bedroom, this one overlooking the rear of the property would fit a double bed, bedside table and a wardrobe/drawers. Perfect for the eldest child or two younger children sharing.

Bedroom 3 - 4.14 x 2.16m

This versatile central room to the front aspect would easily form another comfortable bedroom. With built in shelving and a store cupboard with a fitted rail there's really no need for much besides a bed. However, if 5 bedrooms are one too many this would also make a beautiful home office or dressing room. Or if you absolutely must change something just to make this house your own perhaps this could even be earmarked for an ensuite or second bathroom.

Bedroom 4 - 3.47 x 2.28m

Part of the extension over the garage bedroom 4 is the third of your double bedrooms. Another clean and brightly finished room offering you your choice of layout and furniture arrangements.

Bedroom 5 - 3.50 x 2.26m

The final bedroom and another within the extension over the garage would again comfortably fit a single bed or even bunk beds and various bedroom furniture. Again, if so many rooms are not needed by the family this is another room ripe for the variety of uses such as a guest room, hobby room or any of the options suggested in bedroom 3.

Photographs



Rooms continued

Bathroom - 1.72 x 2.44m

The family bathroom comprises a new white suite including a P shaped bath with shower attachment and screen, a large vanity hand basin and a dual flush toilet. Silver accents and a heated towel rail compliment the suite while tiled walls and a tiled floor finish the room. Between the vanity hand basin and wall inset shelving there is plenty of storage for towels and toiletries.

Rear Garden

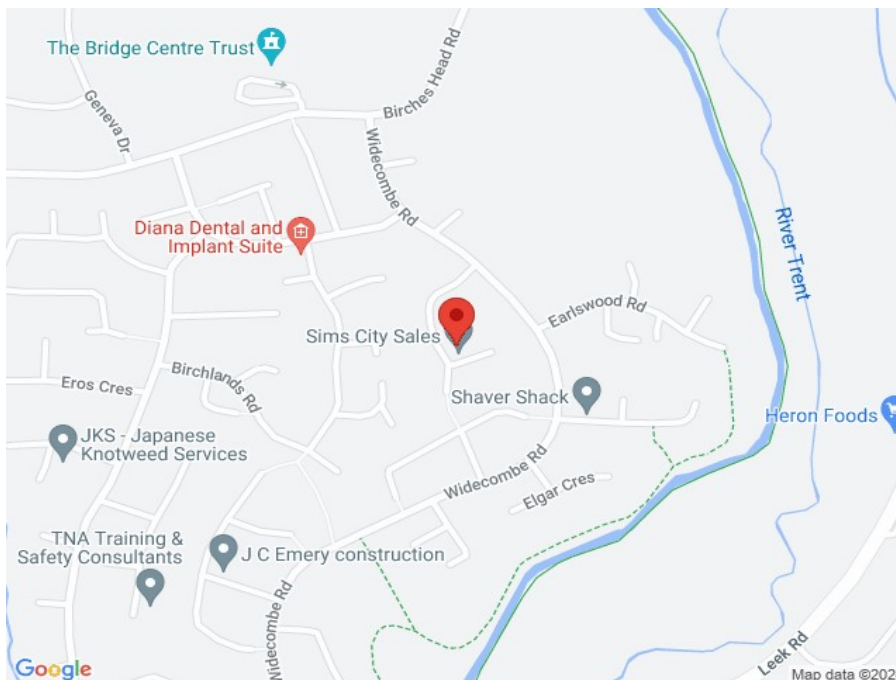
Finally, to the rear of the property and the low maintenance patio perfect for hoisting summer barbeques with the whole family. Neighbouring plants and shrubs provide all the greenery you could want without the hard work while the maintenance free artificial lawn adds a splash of colour too. Painted fences around the garden and to the rear of the garage you'll find a private nook of space with HOT TUB written all over it.

According to Ofcom's broadband checker, there should be ultrafast broadband up to 1000 Mbps download speed and 800 Mbps upload speed with VX Fibre, Virgin Media and Openreach and the mobile checker shows network with major mobile phone provider 02.

Don't miss out, call now to arrange a viewing

Disclaimer - We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Map



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