



Orpheus Grove, Birches Head, Stoke-on-Trent

Offers in excess of £155,000



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Freehold | EPC rating: D

- No chain sale
- Ideal first home
- Quiet cul-de-sac location

- Desirable neighbourhood
- Prime rental property
- Minutes from local schools

BELVOIR!

Property is personal

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Description

*****NO CHAIN SALE***** Belvoir are delighted to bring to you this **beautiful**, tidy **two bedroom** family home. This property would be ideal for **first time buyers** and **investors** alike. Nestled away in a **quiet cul-de-sac** in a **sought after residential neighbourhood**.

You'll find **ample parking** to the front and side, a good sized **low maintenance garden** to the rear, a lounge, kitchen and **conservatory** to the ground floor and then two bedrooms and a bathroom to the first floor.

UPVC double glazing, gas central heating and radiators throughout.

This property is not to be missed, please **see our 360 virtual tour** and **call to book** your in person viewing.

Council tax band: B (Stoke on Trent City Council), **Tenure:** Freehold, **EPC Rating:** C

Photographs



Rooms

On approach to the property, you will be thrilled to find ample parking for multiple vehicles both in the form of the driveway and street parking. Proceed through the gates and the lean-to to the main entrance door.

Hallway – 1.11 x 2.37m

Through the part glazed UPVC door into the light and bright hallway you'll find access to the lounge on the left, the kitchen to the right and a handy storage cupboard under the stairs. Ideal for storing jackets, shoes or smaller household appliances.

Lounge - 3.91 x 3.36m

Through now into the spacious living room flooded with natural light from the large window overlooking the front of the property. Find also a feature fireplace, white painted walls and plush grey carpets underfoot.

Kitchen - 2.44 x 3.34m

Back through the hallway into the well-equipped kitchen now. A range of perfectly functional wall and base units adorn the walls of the room fulfilling all your storage needs. The space in the kitchen is absolutely maximised with designated areas for appliances while also benefitting from a dual basin sink and drainer and an integrated cooker, four ring hob and extractor hood. Painted walls and tile floors and splashback finish the room.

Conservatory - 3.48 x 2.69m

The conservatory boasts charm and elegance and would form the perfect dining room. With clean, bright white painted walls and glazed units, wooden flooring, and patio doors inviting you to enjoy the additional space and view of the garden.

Front bedroom - 2.45 x 3.36m

Upon ascending the stairs, you'll discover the first the front bedroom. Delightfully painted in a cheerful yellow, this room could easily fit a single bed, wardrobe and a drawer making the perfect bedroom for children or guests.

Bathroom - 1.97 x 1.57m

Next, we arrive at the luxurious bathroom adorned with fully tiled walls and silver accessories. The suite comprises a white bath with shower attachment and a shower screen, a white pedestal hand basin and a white toilet. Brightly lit by a large window with textured glazing for privacy and inset spotlights above the bathroom wants for nothing in terms of space and functionality.

Also, off the landing you'll find an airing cupboard housing the central heating boiler with ample space for storing towels, bedding etc.

Rear bedroom - 3.07 x 3.37m

Finishing the tour of the inside of the property now in the master bedroom. Overlooking the rear of the property and benefitting from built-in mirror fronted double wardrobes, this second bedroom could easily accommodate a double bed, bedside tables and a set of drawers.

Outdoors

Back outside now to the rear garden where you'll enjoy a low maintenance paved and decked garden, ample space for a good-sized shed and timber fence boundaries.

Finally, we come to another fantastic addition to the property in the form of the lean-to offering a useful versatile space. This could provide a sheltered seating area, a utility space for drying laundry etc, storage for bikes and tools even. Alternatively, with not too much alteration the lean-to could form a carport increasing the parking facilities even further.

The possibilities are endless and you will not be disappointed so come along and take a look.

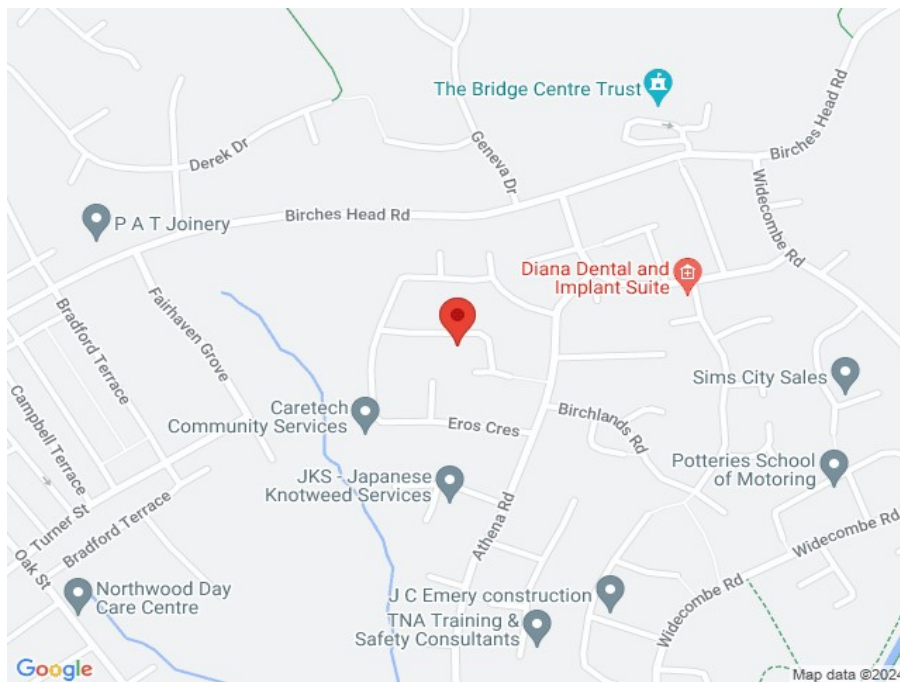
According to Ofcom's broadband checker, there should be ultrafast broadband up to 1000 Mbps download speed and 800 Mbps upload speed with VX Fibre, Virgin Media and Openreach and the mobile checker shows network with major mobile phone providers EE, Vodafone and O2.

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.

Floorplan



Map



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