



Eros Crescent, Birches Head, Stoke-on-Trent

OIRO £185,000



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Freehold | EPC rating: E

- No chain sale
- Added conservatory
- Driveway parking

- Popular Birches Head
- Detached garage
- Opportunity to add value

BELVOIR!

Property is personal

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Description

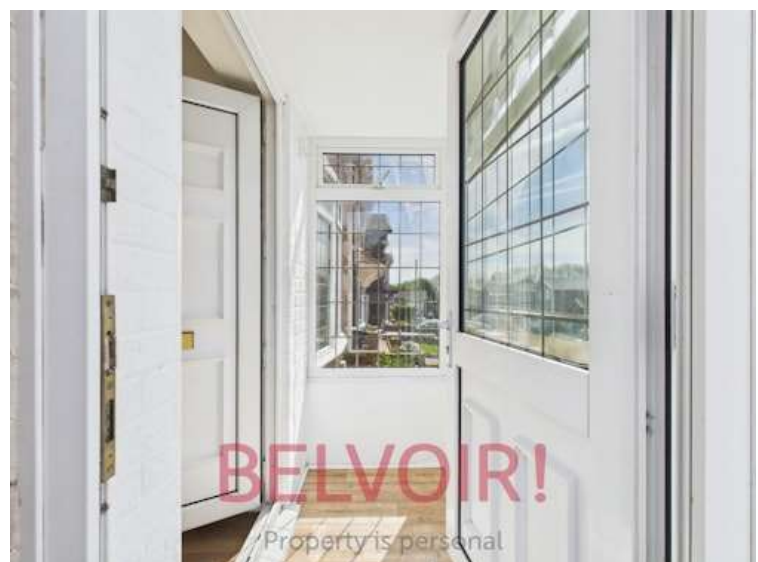
****NO CHAIN SALE **** A fabulous **THREE BED DETACHED** property in the popular family neighborhood of BIRCHES HEAD, Stoke on Trent. Come view this house offering **POTENTIAL TO INCREASE VALUE** and priced accordingly to attract a quick sale.

This home on Eros Crescent consists of a lounge, kitchen diner, an added **CONSERVATORY**, three bedrooms, bathroom, **DETACHED GARAGE**, garden and **DRIVEWAY PARKING** for several vehicles. Gas central heating with combi boiler and double-glazed windows.

Please see our 360° virtual tour and call for a face-to-face viewing.

Council tax band C. Tenure - Freehold EPC rating: E

Photographs



Full description

Front

You are welcomed to this home by the front lawned garden leading up to the porch.

Porch 0.91 x 1.65m (3'0" x 5'4")

A small porch with double glazing, ideal for storing shoes and parcel deliveries on a rainy day!

Lounge 4.67m x 3.44m (15'3" x 11'3")

Ample room for the family to relax in this lounge around a feature fireplace. Bay window lets in lots of light. The room is neutrally decorated with magnolia walls and laminate flooring, ready for you to put your own stamp on it. Space for sofas, coffee table and media unit.

Kitchen diner 2.73 x 4.42 m (8'11" x 14'6")

A modern kitchen consisting of beech effect wall and base units and chrome handles, stainless steel sink with swan neck tap, vinyl flooring, gas hob, electric cooker with electric extractor fan. There is space also for a dishwasher, washing machine and full height fridge freezer. It is possible to furnish with a breakfast table and chairs for those quick meals.

Understairs storage

A handy storage space housing the Combi boiler. It could be adapted with shelving to act as a pantry for the kitchen.

Conservatory/Sunroom 1.98 x 4.18m (6'6" x 13'8")

An absolute bonus for this property to have a full-width conservatory to the rear. With patio doors straight onto the garden. The conservatory is light and airy and could be used as a dining space or a second lounge. Tiled flooring making it easy to keep clean.

First floor: Stairs and landing 2.28 x 1.88m (7'5" x 6'2")

A grey carpet on the stairs takes you upstairs to 3 bedrooms and the family bathroom.

Master bedroom 4.30 x 2.50m (14'1" x 8'2")

Neutrally redecorated with magnolia walls and a plush grey carpet underfoot, this master bedroom will fit a double bed, bedside tables and a wardrobe.

Bedroom 2 3.10 x 2.52m (15'3" x 11'3")

The second double bedroom of the house will also fit a small double bed, bedside tables and wardrobes. Benefitting from views to the rear garden

Bedroom 3 3.16 x 1.91m (10'4" x 6'3")

This third bedroom is a box room ideal as a child's nursery or an office/study room. An airing cupboard supplements the space in this bedroom as it could be fitted out as a built-in wardrobe.

Family bathroom 1.87 x 1.88 m (6'1" x 6'1")

Upgraded in recent years, the family bathroom is a neutral space with a white three piece suite; bath tub, bath taps with shower over bath and shower screen, pedestal sink with hot and cold taps as well as toilet with dual flush system. Fully tiled walls and vinyl flooring. Frosted glass for privacy and a chrome towel radiator for keeping your towels warm whilst you shower.

External

Detached garage 7.00 x 3.49m (22'11" x 11'5")

With over and up doors, this brick building could shelter a car or be an ideal space for someone with a hobby or trade needing a workshop space. Alternatively, a games den for children!

Rear garden

Currently consisting of patio, lawn and flower beds, this garden has potential to be landscaped into an easy maintenance outdoor space for dining, socialising, barbecues and children or animals playing. Side access for taking bins to the front.

Parking

Ample parking on the drive, garage or on street.

If you think this property could be for you, please give us a ring and organise a viewing. Plenty of potential to upgrade and increase value.

According to Ofcom's broadband checker, Highest available download speed is Ultrafast 1000Mbps, Superfast 37Mbps and Standard 6Mbps.

Highest available upload speed is Ultrafast 800Mbps, Superfast 6 Mbps and Standard 0.7 Mbps.

There should be upload speed with Virgin Media, Openreach and VX Fiber.

The mobile checker shows likely indoor coverage with Vodafone and Likely outdoor services with EE, Three, O2, Vodafone

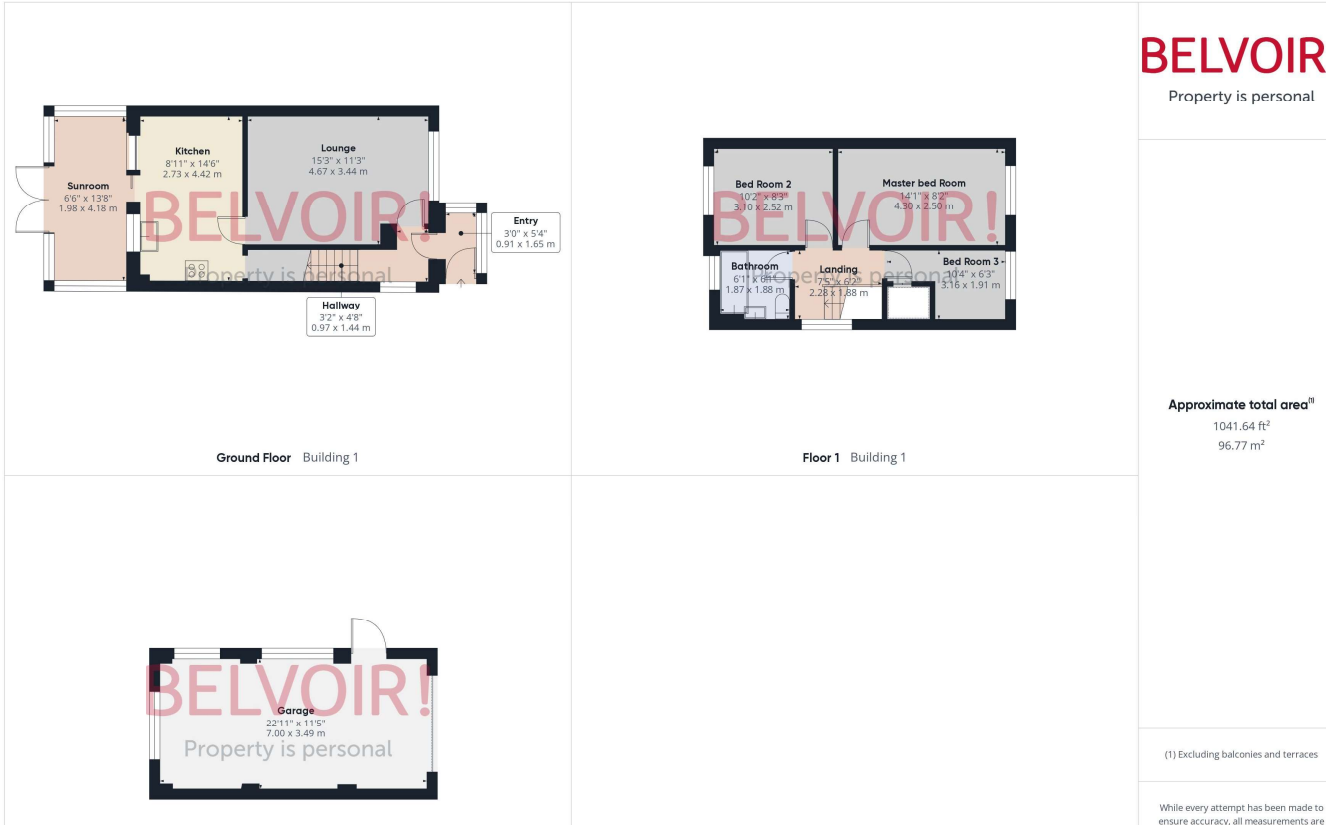
Disclaimer- We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been 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.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of up to 20% (inc VAT) of the mortgage commissions earned by the Mortgage Advice Bureau, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to Goddard Dunbar, McQuades, Movebutler and their panel of solicitors, Charltons solicitors or Knights solicitors. We may receive a fee of up to £180 (inc VAT), if you use their services. If you require a removals firm, we can refer you to Move My Stuff. We may receive a fee of up to 10% of the invoice value, if you use their services.

More photographs



Floorplan



Map

