



## 3 Diana Road Birches Head, Stoke-On-Trent, ST1 6RS

BANG!! The gun is fired and the race has begun, its getting tense as competitors approach the finish line, but there is one clear winner! This stunning detached property on the extremely popular Birches Head estate. Immaculate throughout the property has been finished to a high standard by its current owners. The accommodation comprises of a spacious lounge, modern fitted kitchen/diner, three great sized bedrooms and a family bathroom. Externally the property benefits from off road parking with a garage and the rear garden is landscaped and fully enclosed. Located on the popular Birches Head estate close to local amenities, schooling and commuter links to the main town centre. No photo finish check required here, this home is an outstanding winner. Call to book your viewing today.

**£230,000**

# 3 Diana Road

Birches Head, Stoke-On-Trent, ST1 6RS



- IMMACULATE DETACHED PROPERTY

- THREE BEDROOMS

- DRIVEWAY & GARAGE

**GROUND FLOOR**

## Entrance Porch

6'1" x 3'4" (1.86 x 1.02)

The property has a composite entrance door to the front aspect, coupled with double glazed windows to the side aspect. Tiled flooring.

## Entrance Hall

4'9" x 3'9" (1.46 x 1.15)

A double glazed access door leads from the porch coupled with a double glazed window to the side aspect. Stairs lead to the first floor. Radiator.

## Lounge

15'0" x 11'1" (4.59 x 3.40)

A double glazed bow window overlooks the front aspect. Fireplace housing gas fire. Television point and two radiators.

## Kitchen/Diner

14'6" x 8'9" (4.43 x 2.69)

Double glazed patio doors lead out to the rear aspect coupled with a double glazed window. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric

- LARGE LOUNGE

- CONTEMPORARY FAMILY BATHROOM

- POPULAR LOCATION

oven, gas hob and cooker hood above. Integrated fridge/freezer and space and plumbing for washing machine. Television point, ceiling spotlights and radiator. Space for table and chairs.

## FIRST FLOOR

### First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch.

### Bedroom One

13'10" x 8'0" (4.22 x 2.44)

A double glazed window overlooks the front aspect. Television point and radiator.

### Bedroom Two

10'2" x 8'0" (3.10 x 2.46)

A double glazed window overlooks the rear aspect. Radiator.

### Bedroom Three

10'5" x 4'5" (3.19 x 1.37)

A double glazed window overlooks the front aspect. Fitted wardrobes and radiator.

### Bathroom

6'1" x 6'1" (1.87 x 1.86)

A double glazed window overlooks the

- MODERN FITTED KITCHEN/DINER

- LANDSCAPED REAR GARDEN

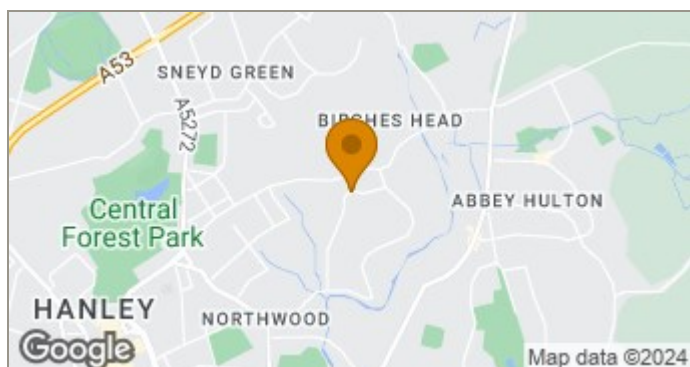
rear aspect. Fitted with a suite comprising bath with waterfall shower over, low level W.C and vanity hand wash basin. Fully tiled walls, ceiling spotlights and extractor fan. Ladder style towel radiator.

## EXTERIOR

To the front the property is lawned with a paved pathway leading to the entrance and side access gate. To the rear the garden is landscaped with an artificial lawned area and paved patio seating. To the rear of the garden there is an access gate leading to the driveway and detached garage.

## Garage

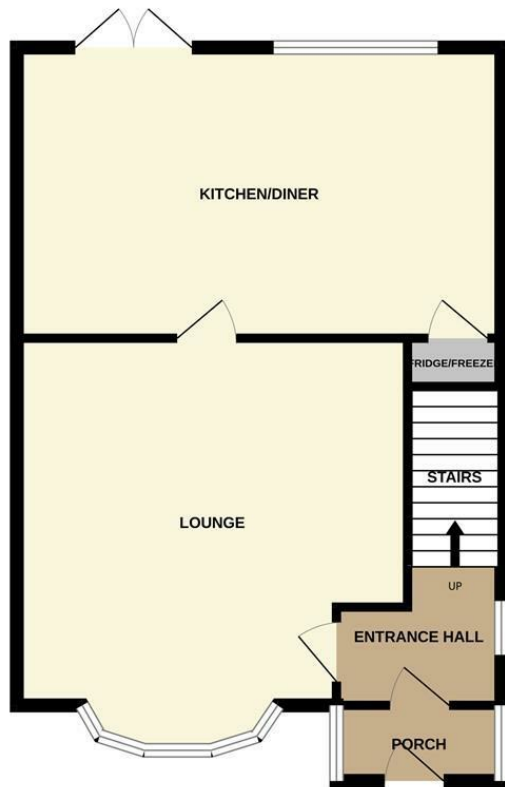
Up and over door with double glazed window to the side and window. Power and lighting.





# Floor Plan

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	