

## 302 Birches Head Road

### Birches Head, Stoke-On-Trent, ST1 6NA

The longer you wait for something the more you will appreciate it when you get it. Cause anything worth having, is definitely worth waiting for! Well my happy home hunters your wait is finally over, I offer you Birches Head Road! A spacious detached property in the desirable area of Birches Head. This spacious family home is well maintained throughout. The accommodation on offer comprises a large lounge/diner, modern fitted breakfast kitchen, three bedrooms and family bathroom. Externally the property benefits from off road parking, garage and a fully enclosed rear garden. Located in the popular area of Birches Head, close to local amenities, excellent schooling, canal towpaths and commuter links to the main town centre. The best things in life are worth the wait. Your wait is over, call today to book a viewing to avoid disappointment.

**£190,000**

# 302 Birches Head Road

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



- SPACIOUS DETACHED PROPERTY
- FITTED BREAKFAST KITCHEN
- OFF ROAD PARKING & GARAGE
- POPULAR LOCATION
- THREE GOOD SIZED BEDROOMS
- ENCLOSED REAR GARDEN
- LARGE LOUNGE/DINER
- BATHROOM

## GROUND FLOOR

### Entrance Hall

14'5" x 3'10" (4.40 x 1.17)

The property has a wooden double glazed entrance door to the front aspect. Under stairs storage cupboard and radiator. Stairs lead to the first floor.

### Lounge/Diner

23'2" x 10'5" (7.08 x 3.18)

A wooden double glazed window overlooks the front aspect coupled with double glazed patio doors leading out to the rear garden. Fireplace housing gas fire. Television point and two radiators. An open archway leads into the dining space where there is a serving hatch into the kitchen.

### Breakfast Kitchen

17'1" x 8'4" (5.21 x 2.55)

Two wooden double glazed window overlooks the rear aspect coupled with a double glazed access door into the garden. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating tiled work surface areas, tiled flooring and partly tiled walls. Integrated electric

oven with gas hob and cooker hood above. Space and plumbing for fridge/freezer and washing machine. Wall mounted central heating boiler. Breakfast bar and radiator.

## FIRST FLOOR

### First Floor Landing

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

### Bedroom One

13'3" x 9'0" (4.06 x 2.75)

A wooden double glazed window overlooks the front aspect. Radiator.

### Bedroom Two

9'11" x 9'4" (3.03 x 2.87)

A wooden double glazed window overlooks the rear aspect. Radiator.

### Bedroom Three

10'0" x 7'1" (3.07 x 2.17)

A wooden double glazed window overlooks the front aspect. Airing cupboard housing hot water cylinder. Radiator.

## Bathroom

6'1" x 5'4" (1.86 x 1.63)

A wooden double glazed window overlooks the rear aspect. Fitted with a suite comprising bath, low level W.C and vanity hand wash basin. Fully tiled walls and radiator.

## EXTERIOR

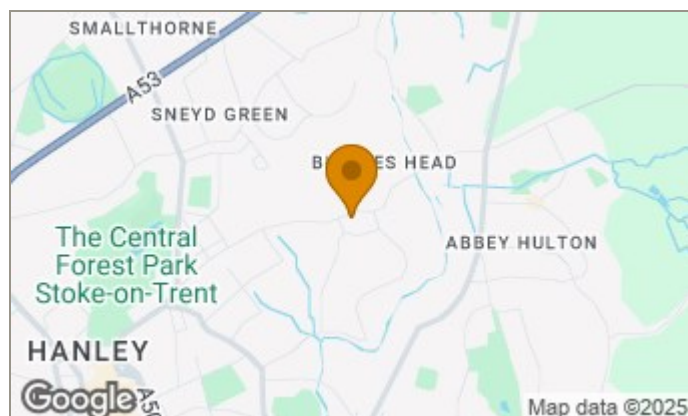
To the front the property has a block paved driveway leading to the garage. Lawned area with a flower bed border and mature trees. To the rear the garden is fully enclosed with an side access gate and is laid to lawn with a paved patio seating area. Flower bed borders and mature trees. Garden shed.

## Garage

Up and over door with power and lighting.

## AGENTS NOTES

The property is fitted with solar panels.

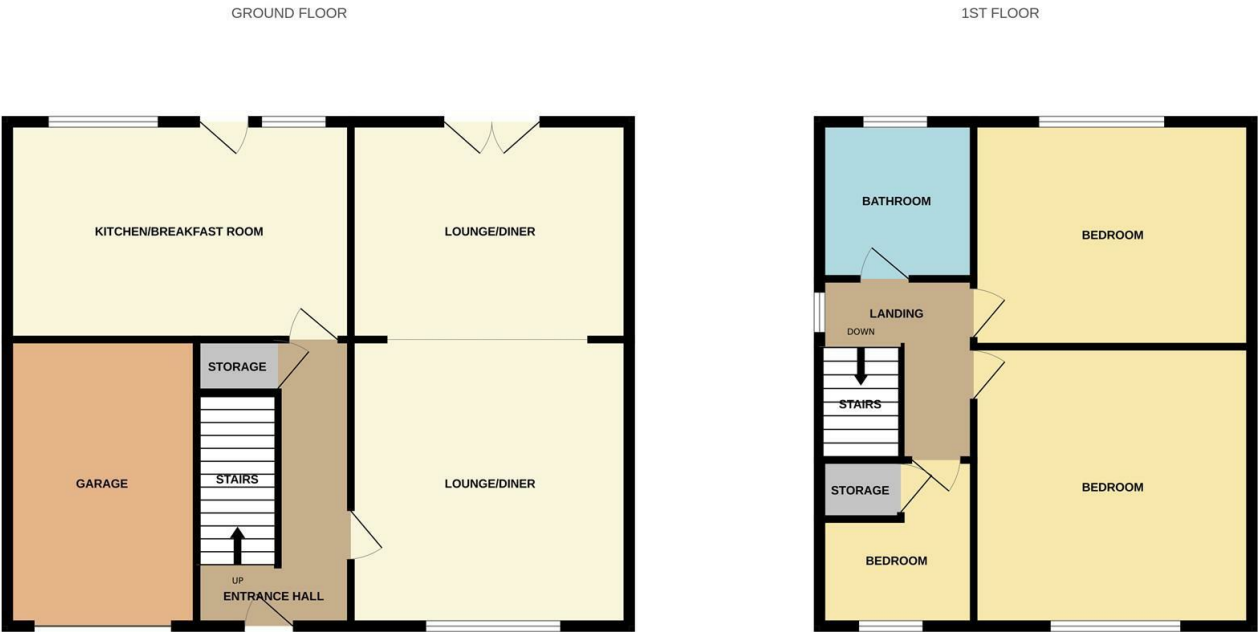








Floor Plan



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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