

### 3 Beechmont Grove Birches Head, Stoke-On-Trent, ST1 6TR

Home is where the heart is and this FOUR bedroom DETACHED house stole my heart as soon as I saw it! Located in the sought after area of Birches Head, on Beechmont Grove, close to local amenities and desired schools. The perfect family home with ample space on offer. Boasting a large lounge/diner, conservatory, modern fitted kitchen, utility room and cloakroom. Four fantastic sized bedrooms, family bathroom, en-suite with his and her sinks and W.C. Externally the property has ample off road parking and a good sized garage. To the rear the garden is fully enclosed, with a patio, pond, laid to lawn and mature shrubs and trees. So let this family home be your home sweet home and arrange a viewing today!

**£339,950**

# 3 Beechmont Grove

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



- STUNNING DETACHED PROPERTY
- UTILITY ROOM
- FAMILY BATHROOM, ENSUITE WITH HIS AND HER SINKS & CLOAKROOM
- POPULAR LOCATION
- LARGE LOUNGE/DINER AND CONSERVATORY
- CLOAKROOM
- PRIVATE PICTURESQUE GARDEN
- MODERN FITTED KITCHEN
- FOUR GOOD SIZED BEDROOMS
- INTEGRAL GARAGE

## GROUND FLOOR

### Entrance Hall

13'4" x 6'9" (4.08 x 2.06)

A composite door and UPVC window to the front aspect. Radiator and laminate flooring. Stairs to the first floor.

### Cloakroom

4'5" x 2'11" (1.37 x 0.89)

Low level W.C and wash hand basin. Fully tiled walls. Radiator

### Lounge/Diner

25'3" x 10'5" (7.7 x 3.19)

A double glazed bay window overlooks the front aspect. Double glazed patio doors lead out to the rear. Two radiators, gas fireplace, TV and telephone point. Wall lights.

### Kitchen

14'11" x 8'0" (4.57 x 2.45)

A double glazed window looks out to the rear aspect. Fitted with a range of wall and base storage units, coordinating work surface areas and inset stainless steel bowl sink and drainer with mixer tap. Integrated appliances include; electric hob and oven with cooker hood above, fridge/freezer and dishwasher. Partly tiled walls, radiator, ceiling spotlights and porcelain tiled flooring.

### Utility Room

8'1" x 4'10" (2.48 x 1.49)

Composite door leads out to the rear. Fitted with a range of wall and base storage units, coordinating work surface areas and inset stainless steel bowl sink

and drainer with mixer tap. Space and plumbing for washing machine and tumble dryer. Partly tiled walls, radiator and porcelain tiled flooring.

### Conservatory

12'2" x 10'10" (3.73 x 3.31)

A UPVC conservatory with double glazed windows to the rear and side aspect. Double glazed patio doors to the side aspect. Radiator and tiled flooring.

## FIRST FLOOR

### Landing

9'3" x 6'5" (2.82 x 1.98)

Stairs to the ground floor. Airing cupboard housing water tank. Loft hatch access.

### Bedroom One

16'7" x 11'2" (5.06 x 3.42)

A UPVC window to the front aspect. Fitted wardrobes and radiator.

### En Suite

11'1" x 7'5" (3.40 x 2.28)

A UPVC window to the rear aspect. Fitted with a suite comprising double shower cubicles, his and her vanity hand wash and low level W.C. Fully tiled walls and shaver point. Two vertical radiators.

### Bedroom Two

11'6" x 10'5" (3.52 x 3.18)

A UPVC window to the front aspect. Fitted wardrobes and radiator.

### Bedroom Three

11'3" x 8'9" (3.43 x 2.69)

A UPVC window to the rear aspect. Radiator.

### Bedroom Four

8'0" x 7'7" (2.45 x 2.32)

A UPVC window to the rear aspect. Fitted wardrobes. Radiator.

### Bathroom

6'5" x 5'4" (1.96 x 1.63)

A UPVC window to the front aspect. Fitted with a suite comprising bath with mixer tap and shower above. Vanity wash hand basin and low level W.C. Partly tiled walls. Shaver point and vertical radiator.

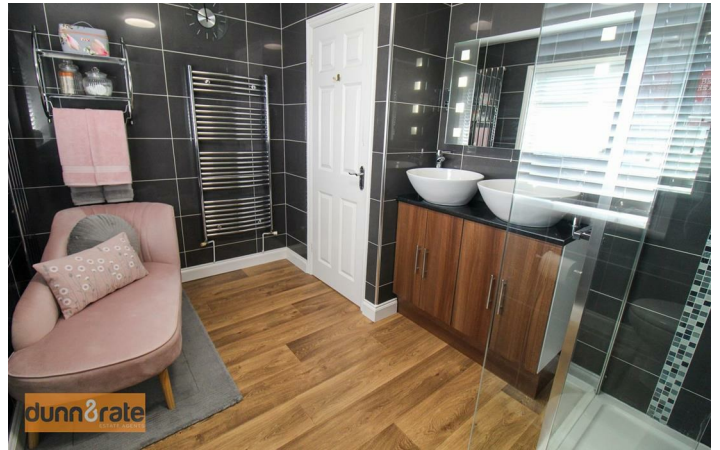
## EXTERIOR

To the front of the property there is a good sized tarmac driveway and laid to lawn garden. The rear of the property is enclosed with a decked patio and laid to lawn garden with pond and borders.

### Integral Garage

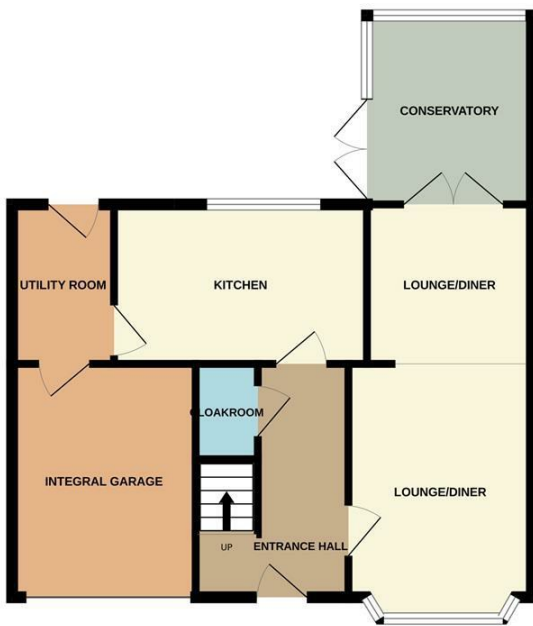
18'4" x 11'4" (5.61 x 3.47)

An electric up and over door to the front aspect. Power and light.



# 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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