



3 Willdale Grove

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

Where there is a WILL there's a way, well let me show you the way to this immaculate semi detached on WILLdale Grove and you will definitely be WILLing to make it yours. Beautifully presented throughout this property has a cosy lounge, modern fitted kitchen/diner, conservatory, three bedrooms and contemporary family bathroom. Externally the property benefits from off road parking and a fully enclosed rear garden. Located in the popular area of Birches Head, close to schooling, amenities and canal towpaths. So are you WILLingly to view? I thought so! Call us today on 01782 789369.

£185,000

3 Willdale Grove

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



- BEAUTIFUL SEMI DETACHED PROPERTY
- CONSERVATORY
- OFF ROAD PARKING AND ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN
- THREE BEDROOMS
- LOCATED ON THE POPULAR BIRCHES HEAD ESTATE
- COSY LOUNGE
- CONTEMPORARY BATHROOM SUITE
- CLOSE TO SCHOOLING AND LOCAL AMENITIES

GROUND FLOOR

Entrance Hall

A UPVC door to the front aspect and UPVC window to the side aspect. Stairs to the first floor and radiator.

Lounge

14'4" x 11'6" (4.38 x 3.52)

A UPVC bay window to the front aspect. Gas fireplace and radiator. Under stair storage cupboard.

Kitchen

14'9" x 8'8" (4.52 x 2.65)

A UPVC window to the rear aspect and UPVC sliding doors to the rear aspect. Fitted with a suite comprising wall and base storage units with inset a sterite sink and side drainer, co ordinating work surface areas and partly tiled walls. Integrated appliances include electric oven and gas hob with cooker hood above. Plumbing for a washing machine and space for a tumble dryer. Radiator and cupboard housing boiler.

Conservatory

9'6" x 6'8" (2.91 x 2.04)

A UPVC construction with UPVC windows to the rear and side aspect. radiator.

FIRST FLOOR

Landing

8'11" x 6'5" (2.74 x 1.96)

A UPVC window to the side aspect. Stairs from the ground floor and loft hatch access.

Bedroom One

13'3" x 8'2" (4.05 x 2.49)

A UPVC window to the front aspect. Radiator.

Bedroom Two

9'10" x 7'10" (3.01 x 2.39)

A UPVC window to the rear aspect. Radiator.

Bedroom Three

8'0" x 6'5" (2.45 x 1.97)

A UPVC window to the front aspect. Radiator. Door to storage cupboard housing water tank.

Bathroom

6'8" x 5'8" (2.04 x 1.73)

A UPVC window to the rear aspect. Fitted with a suite comprising bath with mixer tap and shower above. Wash hand basin and low level W.C. Partly tiled walls and vertical towel rail.

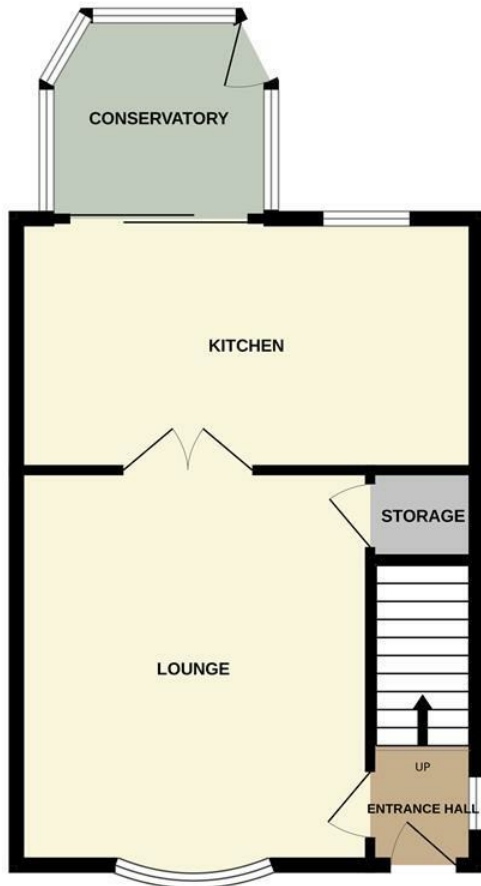
EXTERIOR

To the front of the property there is a block paved driveway and gravelled garden. To the side there is paved patio and shed. The rear is fully enclosed with a paved patio area and lawn with mature hedge borders.



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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