



2 SHIRE AVENUE, CONGLETON, CW12 4FS

OFFERS OVER £430,000



STEPHENSON BROWNE

Only two years old, this beautifully designed four-bedroom detached home offers the perfect blend of modern luxury and family-friendly functionality. Boasting a contemporary open-plan layout, the property is ideal for those seeking both space and style. Located in the highly sought-after residential area of West Heath, this home enjoys a prime position that enhances its appeal. With its exceptional design and fantastic location, this property is sure to attract considerable attention and is an opportunity not to be missed!

On entering, you are greeted by a spacious entrance hallway, leading into a bright and inviting lounge featuring a sleek media wall and an inset electric feature fireplace—perfect for cozy evenings. The open-plan dining kitchen is the heart of the home, equipped with a range of integrated appliances, ideal for family meals and entertaining. French doors open onto the rear garden, providing a seamless flow between indoor and outdoor living. Adjacent to the kitchen, the utility area offers space and plumbing for a washing machine and dryer, along with easy access to a convenient downstairs WC. The ground floor also boasts access to an integral garage and useful under-stair storage.

Upstairs, the master bedroom features its own walk-in wardrobe and a private stylish en suite bathroom. Three additional well-proportioned bedrooms share a contemporary four-piece family bathroom. The landing area offers additional storage, adding further convenience to this thoughtfully designed home.

Externally, the property features a bricked driveway with ample off-road parking, including space in the integral single garage. Positioned on a corner plot, it benefits from a well-maintained lawn wrapping around the side, with views over a mature woodland area. Side access is available into the generous rear garden which includes a paved patio area perfect for outdoor seating and a large laid to lawn area great for hosting guest or spending time with the family.



West Heath in Congleton offers a sought-after blend of peaceful residential living with excellent local amenities. With its close proximity to picturesque countryside, great schools, and convenient transport links, including easy commuters access to the M6, it's an ideal location for families and professionals alike.

Hallway

External front entrance door, providing access to all ground floor accommodation, stairs to first floor accommodation with under stair storage, ceiling light fitting, carpet flooring, power point.

Lounge

17'5" x 10'4"

UPVC double glazed window to the front elevation, ceiling light fitting, feature media wall with inset modern electric fireplace, central heating radiator, carpet flooring, ample power points.

Kitchen/Dining Room

19'7" x 9'10"

Modern fitted kitchen comprising wall and base units with work surface over, paneled splash back, inset sink with double drainer and pull out mixer tap, four ring gas hob with extractor over, integrated eye level oven and microwave, integrated fridge freezer and dishwasher, ample power points, ceiling spotlights, breakfast bar area, wood effect flooring throughout, ceiling light fitting over dining area, central heating radiator, UPVC double glazed window to the rear elevation, French doors leading out into the rear garden, direct access into the utility.

Utility

6'8" x 5'9"

Comprising the same wall and base units as the kitchen, space and plumbing for a washing machine and dryer, inset sink with drainer and mixer tap, power points, wood effect flooring, central heating radiator, external access door out into the rear garden, direct access into the WC.

WC

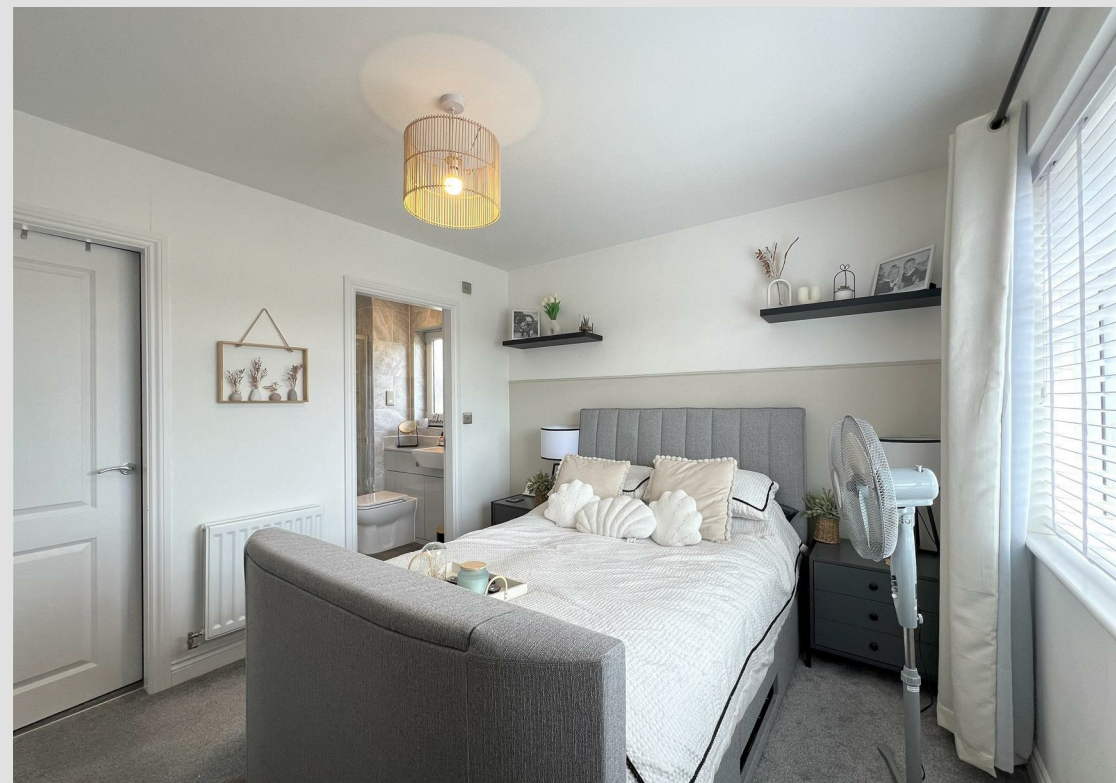
6'8" x 3'7"

Low level WC, hand wash basin with mixer tap and storage underneath, half paneled walls, tile effect flooring, ceiling spotlights, UPVC double glazed window to the side elevation, central heating radiator.

Integral Garage

15'9" x 8'8"

Power and light, Up and over garage door, houses the boiler.



Landing

Providing access to all first floor accommodation, ceiling light fitting, carpet flooring, central heating radiator, power points, access to airing cupboard and storage cupboard.

Bedroom One

12'3" x 10'0"

UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, ample power points, access into en suite and walk in wardrobe.

Walk In Wardrobe

6'11" x 5'1"

Ceiling light fitting, carpet flooring, clothes rails.

En Suite

6'10" x 4'10"

Three piece suite comprising vanity unit with low level WC, hand wash basin with mixer tap, wall mounted mirror, walk in mixer shower with tiled splash back and removable shower head, shavers port, tile effect flooring, ceiling spotlights, chrome heated towel rail, UPVC double glazed window to the side elevation.

Bedroom Two

11'11" x 10'0"

UPVC double glazed window to the rear elevation, ceiling light fitting, carpet flooring, central heating radiator, ample power points.

Bedroom Three

14'4" x 10'9" max

UPVC double glazed window to the rear elevation, ceiling light fitting, carpet flooring, central heating radiator, ample power points.

Bedroom Four

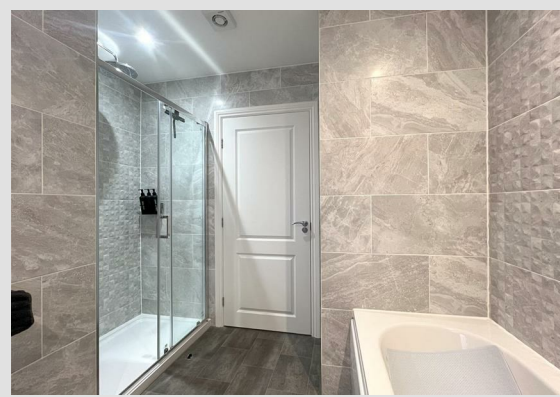
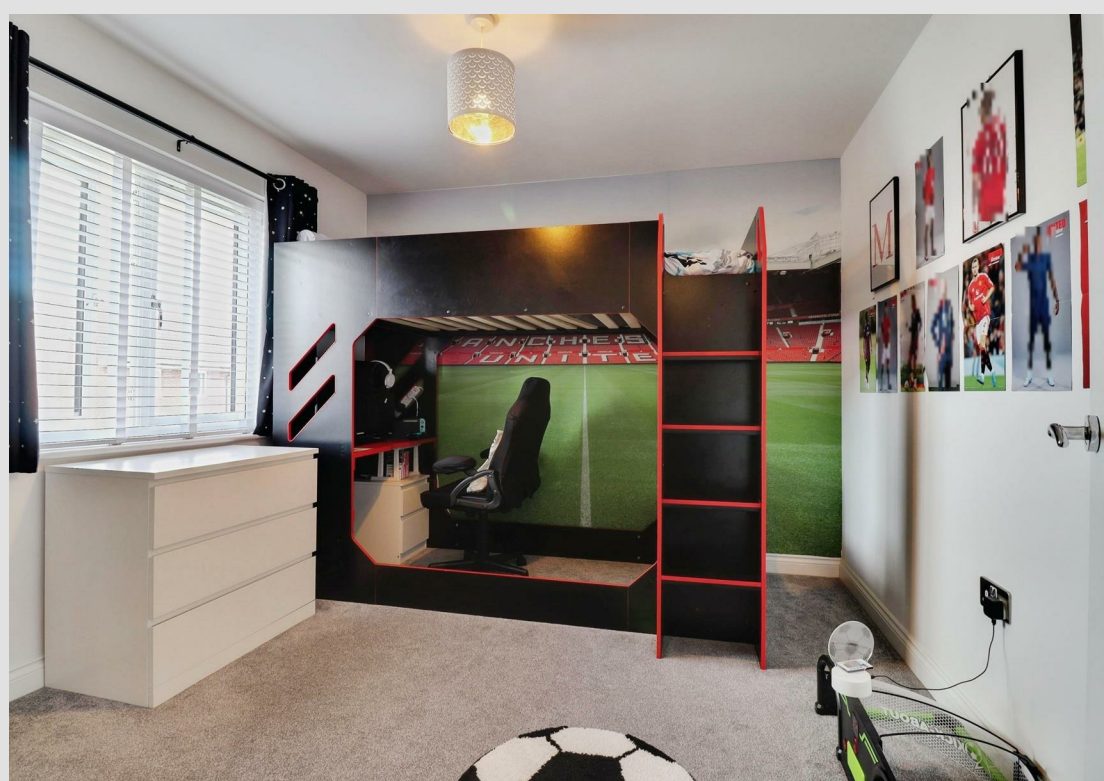
10'11" x 8'3"

UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, ampler power points.

Family Bathroom

8'7" x 6'5"

Four piece suite comprising vanity unit with low level WC and hand wash basin with mixer tap, low level bath with mixer tap, walk in mixer shower with tiled splash back and removable shower head, tiled walls throughout, extractor fan, central heating radiator, tile effect flooring, ceiling spotlights, UPVC double glazed window to the side elevation.



Externally

Externally, the property features a bricked driveway with ample off-road parking, including space in the integral single garage. Positioned on a corner plot, it benefits from a well-maintained lawn wrapping around the side, with views over a mature woodland area. Side access is available into the generous rear garden which includes a paved patio area perfect for outdoor seating and a large laid to lawn area great for hosting guest or spending time with the family.

Tenure

We understand from the vendor that the property is freehold, there is a annual service charge payable for the communal maintenance, we are currently waiting confirmation of what this is, for more information please enquire with the office. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

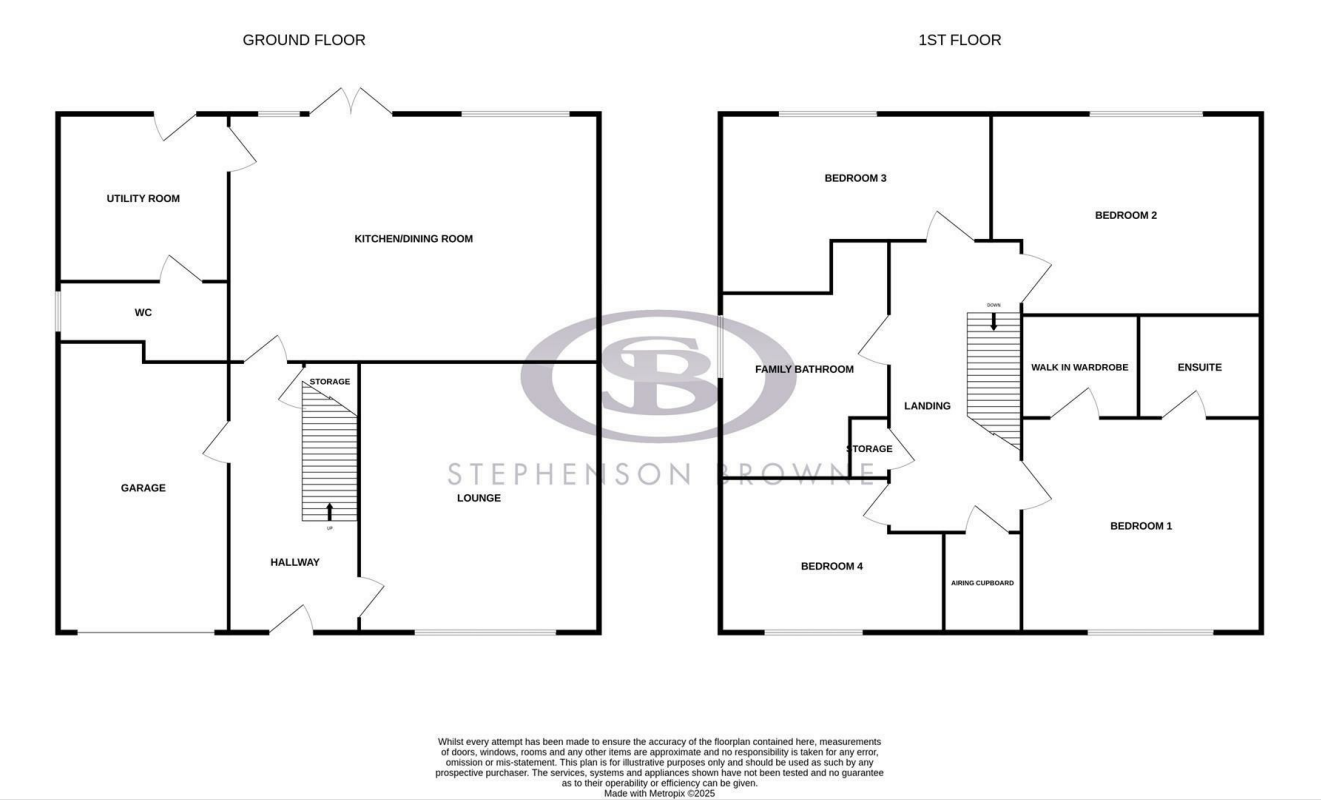
For a FREE valuation please call or e-mail and we will be happy to assist.

AML Disclosure

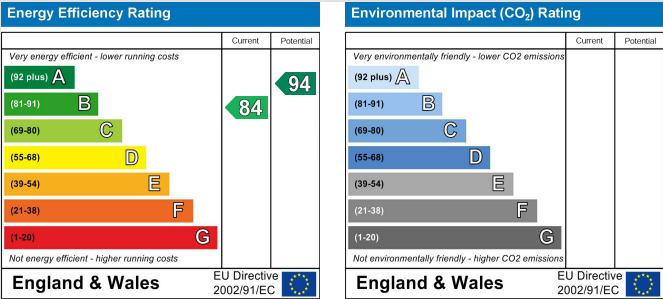
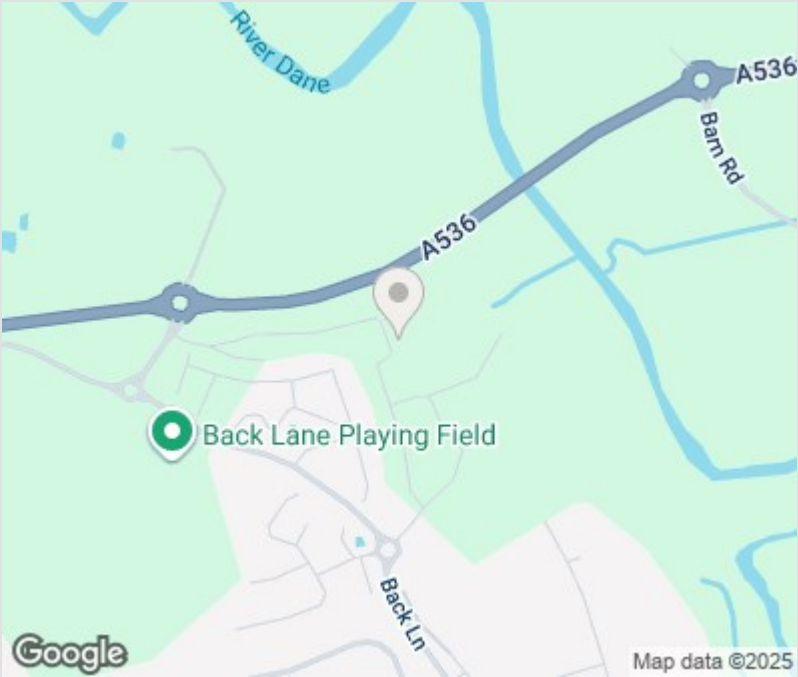
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



Floor Plan



Area Map



Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64