

4 Birch Road, Bignall End, Stoke-On-Trent, ST7 8LB  
Offers in the region of £199,950



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Council Tax Band: B

Discover Birch Road, Bignall End - a recently refurbished three-bedroom semi-detached home, perfect for first-time buyers and small families.

Featuring gas central heating, UPVC double glazing, a driveway for off-road parking, and access to a single attached garage.

Step inside to find a hallway, open plan living, dining, kitchen area, and a cozy conservatory. Upstairs, three spacious bedrooms and a family bathroom await.

Outside, enjoy gravelly gardens, front and rear, with a paved patio area.

Book your viewing now and make this charming home yours!

## Ground Floor

### Hallway

12'0" x 2'10"

Door to front elevation, radiator, centre light point, under stairs storage

### Living/Dining Area

22'2" x 12'4"

Window to front elevation window and door to conservatory, ornate fire surround, 2 x centre light points and 2x radiators.

### Kitchen Area

9'7" x 9'0"

Window to rear elevation, door to garage, range of new modern base and eye level units with integral sink, drainer and appliances, Strip light.

### Conservatory

6'9" x 11'5"

Patio doors and window to rear elevation, strip light.

## First Floor

### Landing

2'11" x 10'0"

Window to side elevation, centre light point, loft access

### Bedroom One

9'8" x 9'0"

Window to rear elevation with far reaching views, centre light point, radiator, built in wardrobe.

### Bedroom Two

9'2" x 8'0"

Window to front elevation, centre light point, radiator

### Bedroom Three

9'2" x 7'10" (max)

Window to front elevation, centre light point, radiator

### Shower Room

3'3", 3'24'9" x 7'4"

Window to rear elevation, newly fitted modern suite comprising low level w.c, vanity wash hand basin, corner shower cubical with mixer shower, heated towel rail.

### Garage

20'9" x 8'3"

Garage door to front elevation, door to rear elevation, power and lighting

### Exterior

Graveled garden to front elevation with drive way providing off road parking and access to garage.

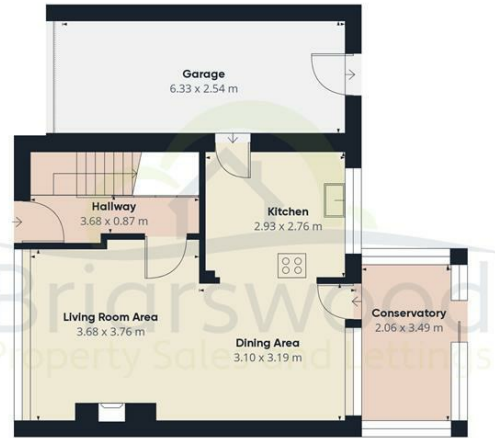
Graveled gardens to rear elevation with tiered patio areas.







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Floor 0



Floor 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC