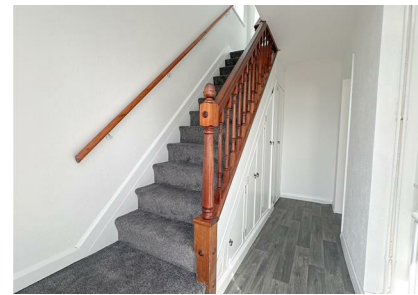


4 Birch Road, Bignall End, Stoke-On-Trent, ST7 8LB
£1,100 Per month



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£1,100 Per month

Council Tax Band: B

Discover Birch Road, Bignall End - a recently refurbished three-bedroom semi-detached home, perfect for 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.

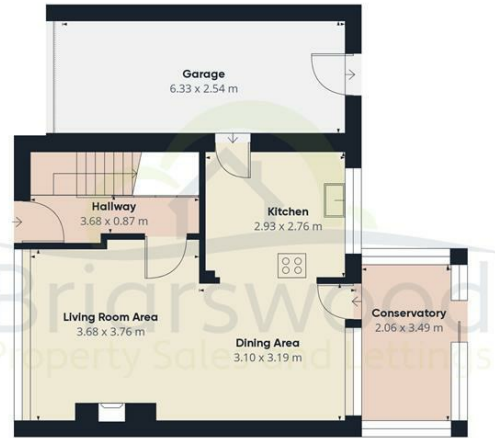
Graveled gardens to rear elevation with tiered patio areas.







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Floor 0



Floor 1

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