



10 Oslo Grove, Birches Head, Stoke on Trent, ST1 6UP

£265,000 Asking Price

Introducing this IMMACULATELY PRESENTED, three bedroom, detached family home. Ideally placed in a PLEASANT CUL-DE-SAC within a sought after area of Birches Head. This beautiful home would suit the most diligent of buyers. Close to SHOPS, SCHOOLS and LOCAL AMENITIES. A SOLAR PANEL ARRAY has been installed that will not only reduce those electricity bills but will supply any purchaser with a tax free yearly income. The property briefly comprises of:- Porch, entrance hall, modern fully equipped KITCHEN DINER with integrated appliances, a very useful GARDEN ROOM, good size lounge and a downstairs cloakroom. The first floor offers THREE DOUBLE BEDROOMS (one with en-suite), a modern family bathroom. Externally the property does not disappoint, offering AMPLE OFF ROAD PARKING and an INTEGRAL GARAGE. Enclosed landscaped rear garden and patio area offering a very good degree of privacy. Excellent EPC rating B.

Stunning and immaculately presented three bedroom detached house
Pleasant cul-de-sac location within a sought after area of Birches Head
Modern fully fitted kitchen diner
Garden room and downstairs cloakroom
Three double bedrooms one with en-suite
Private and enclosed landscaped rear garden
Ample off road parking and integral garage
Close to shops, schools and local amenities

Porch 2.29m (7' 6") x 1.13m (3' 8")

Timber/Aluminium composite glazed windows to the front and side aspects, including entrance door. Tiled floor covering and access to the integrated single garage.



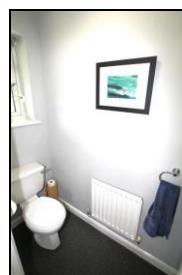
Entrance Hall

Enter the property via the composite door with glazed panel into the welcoming entrance hallway. Laminate floor and radiator.



Cloak Room 1.97m (6' 6") x 0.85m (2' 9")

UPVC window with obscured glazing to the front aspect. Wall mounted wash/hand basin, low level WC, radiator and carpet.



Lounge 4.46m (14' 8") x 3.36m (11' 0")

UPVC window to the rear aspect, ensuring good natural light. Living flame gas fire, carpet and radiator.



Kitchen Diner 2.34m (7' 8") x 6.61m (21' 8")

Fully fitted modern kitchen in high gloss. A host of integrated appliances including fridge/freezer, washing machine, dishwasher, Neff electric oven and microwave, four ring induction hob with extractor fan above. Cream sink in front of the UPVC window to the front aspect, and a further UPVC window to the side. Vertical radiator, laminate floor covering, and a plinth heater, all complete this well designed kitchen.



Kitchen Diner



Garden Room 3.61m (11' 10") x 3.23m (10' 7")

Woodgrain on White UPVC dwarf wall conservatory, glazed to three sides has now been converted to a usable room with the adapted full ceiling and spotlights. Two radiators, laminate floor covering and side exit door.



Stairs/Landing

Carpeted stairs lead from the hallway to the first floor carpeted landing. UPVC window with obscured glazing to the side aspect. Radiator and airing cupboard housing the pressurised water tank and storage. A ladder gives access to the insulated and partially boarded loft.



Master Bedroom 4.13m (13' 7") x 2.94m (9' 8")

UPVC window to the front aspect, Carpet, radiator and a vast range of bedroom furniture.



Master Bedroom



En-Suite 2.03m (6' 8") x 1.72m (5' 8")

White suite comprising of a corner shower enclosure, inset wash/hand basin over a fixed vanity unit along with a low level WC. Chrome ladder style towel heater and laminate tiled floor covering. UPVC window with obscured glazing to the front aspect.



Bedroom 2 3.90m (12' 10") x 2.42m (7' 11")

UPVC window to the rear aspect. Radiator and carpet.



Family Bathroom 2.04m (6' 8") x 2.03m (6' 8")

White suite comprising of a P shaped bath with shower and side screen over, inset wash/hand basin and close coupled WC within a fixed vanity unit, composite high gloss splash backs, chrome ladder style towel heater and karndeian vinyl floor. UPVC window with obscured glazing to the front aspect.



Bedroom 3 2.95m (9' 8") x 2.42m (7' 11")

UPVC window to the rear aspect. Radiator and carpet.



Garage/Off Road Parking 2.33m (7' 8") x 5.59m (18' 4")

Integrated single garage with an up and over door, tap and power points. The Worcester gas central heating boiler is housed in here. The solar panel power points, plus the benefit of an Immersun box, which means the generated power is diverted to heat the hot water tank each morning. Front garden is mainly laid to lawn with flower borders. Tarmac drive leads to the garage and provides ample off road parking.

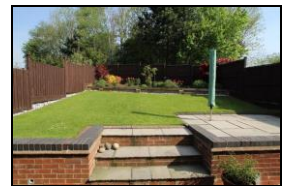


Rear Garden

The rear garden is private and enclosed with panelled fencing. Mainly laid to lawn with very well cared for flower borders. Lower patio area of Indian stone.



Rear Garden

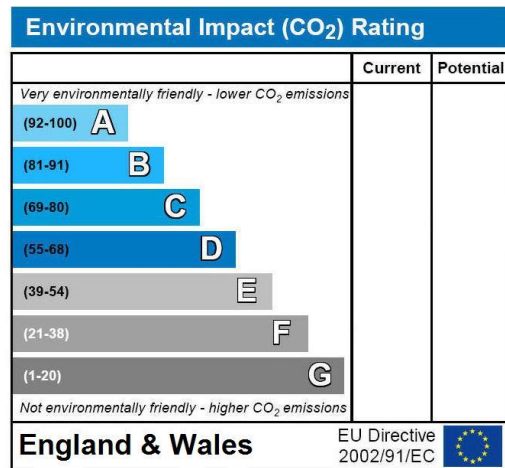
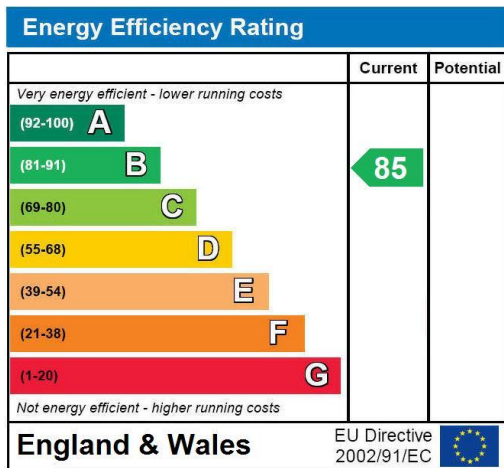


Rear Aspect



Property Ref: OPNY000851

Energy Performance Certificates



Tenure: We await confirmation from the vendors solicitors.

Services: Please note, no tests have been made on services, equipment or fittings. Purchasers are advised to satisfy themselves as to their availability and condition.

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.

Floor plans are not to scale and are for illustration purposes only.

No responsibility is taken for any error omission or misunderstanding.

Viewing strictly by appointment.