

Birches Head Road Birches Head Stoke-On-Trent ST1 6NA



Offers In Excess Of £200,000

Birches Head Road, Birches Head, Stoke-On-Trent, ST1 6NA

Looking for a FAMILY HOME with spacious accommodation all the way through? -
Then be prepared to fall in love as we have the ideal home for you! -
Located in popular Birches Head and oozing sophistication -
A beautiful DETACHED DORMER BUNGALOW, you'll need no persuasion -
With THREE BEDROOMS and sitting on a corner plot -
Here is a move in home that really does have the lot! -
To make sure you don't miss out, viewing early is a must -
Call the team at Debra Timmis, the estate agent you can trust!

Be prepared to fall in love with this much loved family home! Well they do say 'Home is Where the Heart is' and with this spacious dormer detached bungalow you will be sure to fall head of heels! Beautifully presented throughout, this family home oozes space for that growing family. The accommodations comprises, entrance lobby, hallway, modern shower room, bedroom, generous sized lounge, kitchen and side porch, On the first floor, landing, two bedrooms and useful storage cupboard housing gas central heating boiler. Boasting a corner plot with manicured gardens to the front, side and rear. Off road parking, access to the single garage. Perfectly located within the highly popular location of BIRCHES HEAD, close to local schooling and amenities. There is not many boxes this property does not tick. No need for cupid's arrow here, its instantly love at first sight!! Book your viewing today to avoid disappoint.

Entrance Lobby

Upvc door with access into the hallway.

Hallway

Stairs off to the first floor. Radiator.

Shower Room

8'5" x 5'4" (2.57 x 1.65)

Feature leaded/stained porthole style window to the side aspect. Double glazed window to the front aspect. Modern suite comprises, walk-in shower with mains shower, vanity wash hand and low level WC. Inset ceiling spot lights. Mostly tiled walls. Radiator.



Bedroom One

11'1" x 8'11" (3.40 x 2.72)

Double glazed bow window to the front aspect. Fitted cupboards with shelving. Radiator.

Lounge

17'9" x 11'6" (5.43 x 3.51)

Double glazed patio door to the rear aspect. Feature fireplace and hearth. Radiator. Coving to ceiling.

Kitchen

14'0" x 6'10" (4.29 x 2.09)

Double glazed bow window to the side aspect and double glazed window to the rear aspect. One and a half stainless steel sink and single drainer, mixer tap. Worktop incorporating drawers and cupboards below. Space for cooker. Cupboard housing plumbing for automatic washing machine. Radiator.

Side Porch

Double glazed windows. Side door access. Useful storage cupboard.

First Floor

Landing

Cupboard housing gas central heating boiler. Loft access.

Bedroom Two

13'6" into robe x 11'10" (4.12 into robe x 3.61)

Double glazed windows to the front and side aspect.
Built-in wardrobes with mirrored sliding doors.
Radiator.



Externally

Boasting sizeable corner plot with manicured gardens to the front, side and rear elevation.
Driveway providing off road parking with access to the single garage.



Bedroom Three

14'1" x 13'5" into robes. (4.30 x 4.09 into robes.)

Double glazed windows to the side and rear aspect.
Fitted wardrobes and dressing area. Radiator.

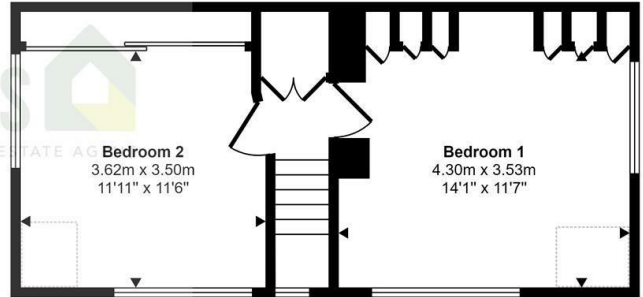
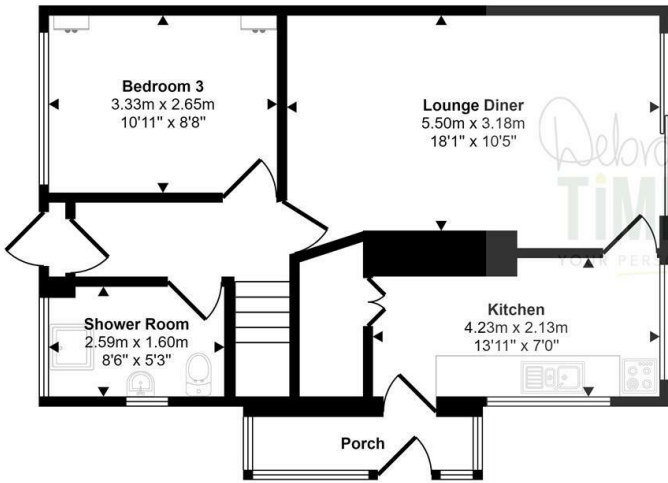
Single garage

18'1" x 9'4" (5.53 x 2.85)

With up and over door.



Approx Gross Internal Area
91 sq m / 981 sq ft

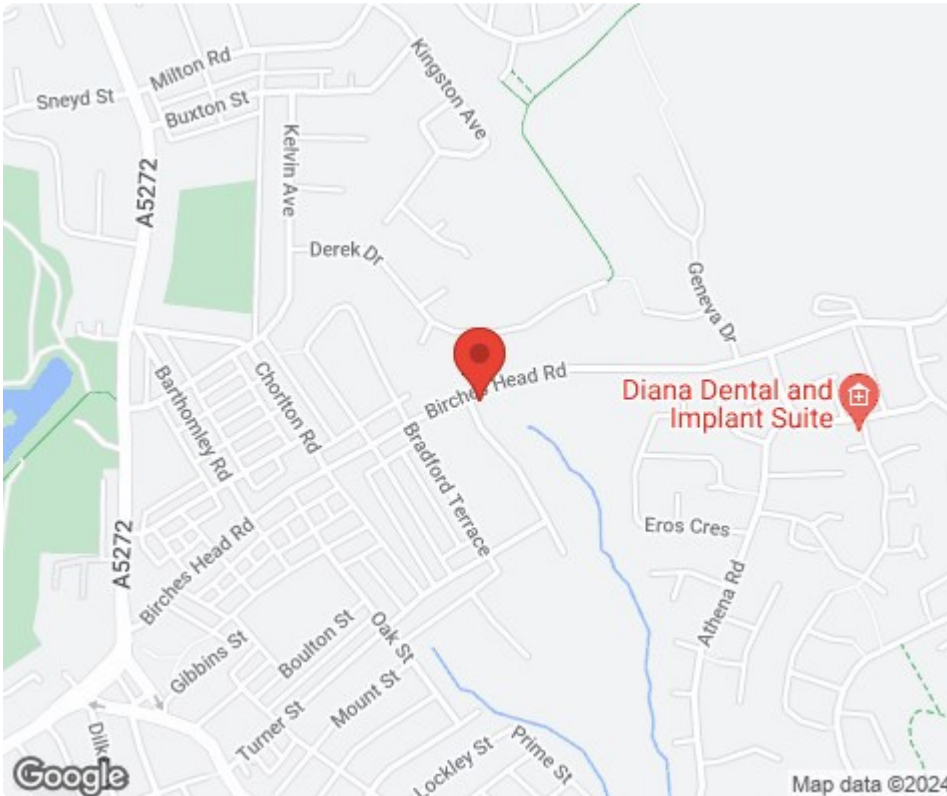


First Floor
Approx 37 sq m / 397 sq ft

Ground Floor
Approx 54 sq m / 584 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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