

Heatherleigh Grove Birches Head Stoke-On-Trent ST1 6SU



Offers In The Region Of £240,000

Heatherleigh Grove, Birches Head, Stoke-On-Trent, ST1 6SU

A FANTASTIC SEMI at the end of a CUL DE SAC -
5 BEDS and access to the shops, for every need including a snack -
EXCELLENT LOCATION, Hanley Town quite near -
For you to shop, meal or just go for a beer -
PLENTY of PARKING & Garage with a catering sink -
A popular property we really do think -
& if this sounds like the perfect home for the family & you -
Ring DEBRA TIMMIS ESTATE AGENTS know & arrange to view.

Fantastic family home offering 5 bedrooms situated in a pleasant cul de sac and really needs to be seen to appreciate the accommodation on offer. Briefly comprising entrance hall, lounge/diner, kitchen/utility, cloaks, dining room/playroom. On the first floor there is a master bedrooms with range of fitted furniture and en suite, 4 further bedrooms and family shower room. Attached garage. Ample off road parking. Front and rear gardens. Ideally situated for the local shops, schools and Hanley town centre. Viewing strongly recommended. No upward chain.

ENTRANCE HALL

UPVC double glazed window to front elevation. Double radiator.

LOUNGE/DINER

LOUNGE AREA

UPVC double glazed box bay. Double radiator. Feature fireplace housing a coal effect living flame gas fire. Coving to ceiling. Two picture light points. Under stairs store cupboard.

DINING AREA

UPVC double glazed french doors leading to the rear garden. UPVC double glazed window to side elevation. Double radiator. Coving to ceiling. Double doors to ...

KITCHEN

Stainless steel single drainer sink unit having mixer taps, cupboards below. Work surfaces having drawers and cupboards below. Wall mounted units including glass display units. UPVC double glazed window to rear elevation. Half tiled walls, step leading to a further area, having second entrance to the front elevation. Work surfaces having plumbing for automatic washing machine, dryer and dishwasher. A further range of units including wine range and glass display units. Down lights. Karndean flooring. UPVC double glazed window and door to the rear. COATS CUPBOARD OFF.

CLOAKS

Comprising low level W.C. Wash hand basin. Half tiled walls. Extractor fan. UPVC double glazed window.



DINING ROOM

UPVC double glazed window to the front elevation. Radiator. Three wall light points.

LANDING

Loft access. Double radiator.

MASTER BEDROOM

Range of built in wardrobes, dressing table, drawers and bedside cabinets. Sky light. Double glazed window to front elevation.



EN SUITE

Comprising corner, Jacuzzi bath. Large shower cubicle. Vanity wash hand basin and low level W.C. Tiled walls. Radiator. Extractor fan. Double glazed sky lights.

BEDROOM FOUR

UPVC double glazed window to front elevation Radiator. Airing cupboard housing hot water cylinder.

BEDROOM TWO

UPVC double glazed window to front elevation Radiator.



BEDROOM THREE

UPVC double glazed window to rear elevation Radiator.



SHOWER ROOM

Comprising double shower. Pedestal wash hand basin having mixer taps. Low level W.C. Fully tiled walls and tiled floor. UPVC double glazed window to rear elevation.

BEDROOM FIVE

Radiator. UPVC double glazed window to front elevation.

EXTERNALLY

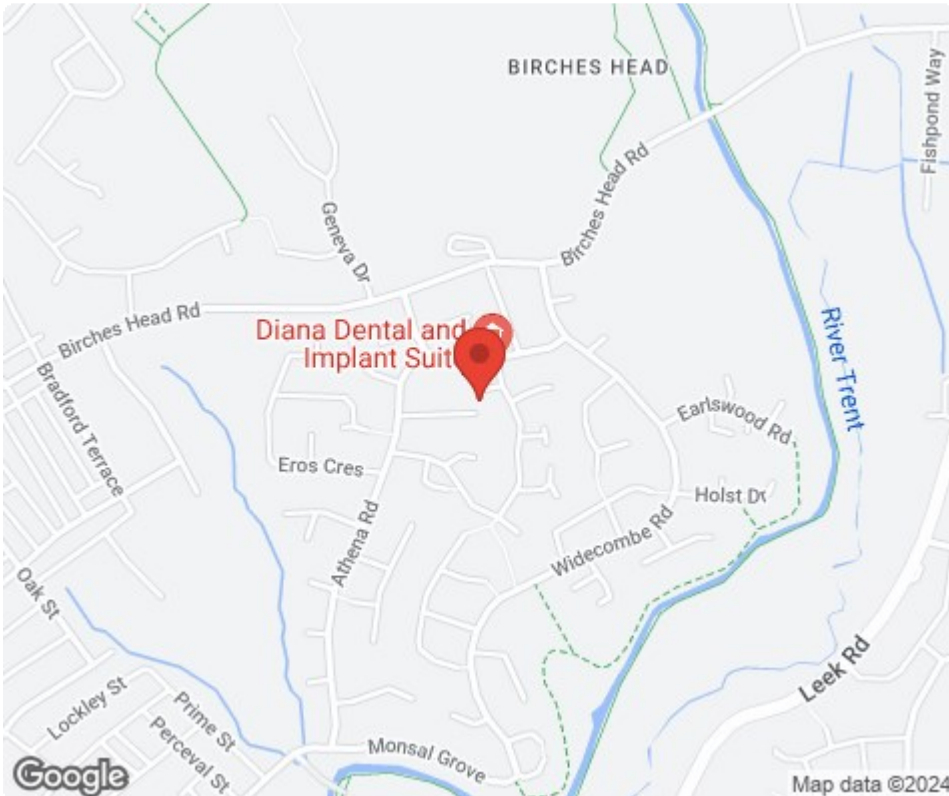
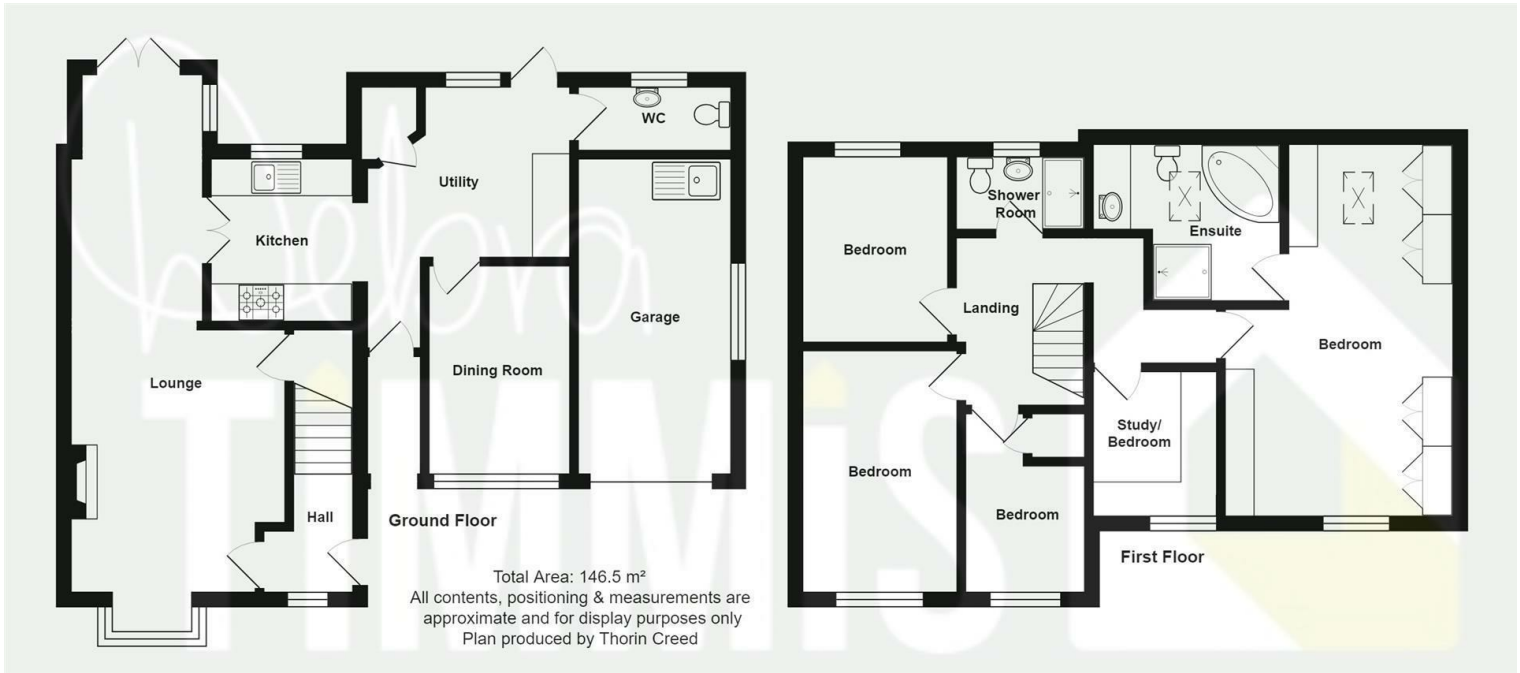
Front garden having ample off road parking and leading to garage. Laid to lawn with flower and shrub borders, Wall and railings to the front boundary and fencing to side elevation. Rear garden enclosed by fencing, flagged patio area, mainly laid to lawn with well stocked flower and shrub borders.

ATTACHED GARAGE

8'2" x 17' (2.49m x 5.18m)

Metal up and over door. Electric light and power. Catering stainless steel, sink unit. Hot and cold water.





Tenure: Freehold
 Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	69	
(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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