

Somerley Road Birches Head Stoke-On-Trent ST1 6TB



Offers In Excess Of £320,000

Somerley Road, Birches Head, Stoke-On-Trent, ST1 6TB

The sun is shining, the weather is sweet,
It makes you want to move your dancing feet!
So grab your bags and boxes and head to Somerley Road
And make this beautiful house your humble abode
Stylish, immaculate and modern all through
There's no need for a paint brush it's ready to move straight in to
If this FOUR BED DETACHED property sounds like your perfect new home
Call the team at Debra Timmis, we're waiting for you to phone

Home is where the heart is and the place you feel at ease. This executive detached house draws you in and welcomes you through the door making it the perfect house to create a home in. It's a warm and welcoming family home with ample space for everyone to make their own both inside and out, all within a highly regarded sought after location in "Birches Head", close to local amenities, schools and excellent commuter links. The accommodation comprises, reception hall, WC/shower room, family size lounge, sitting room, impressive fitted kitchen/diner and utility room. On the first floor there is a landing, four bedrooms and family shower room. Double glazing and central heating. Boasting a stylish landscaped rear garden. Low maintenance block paved frontage with ample off road parking. Early internal inspection highly recommended to appreciate this impressive family home.

Entrance Hall

Upvc door and double glazed window to the front aspect. Tiled flooring. Useful storage cupboards. Stairs off to the first floor.

Shower Room

8'0" x 5'11" (2.44 x 1.82)

This shower room certainly has the wow factor with a stylish fitted suite comprises walk-in shower with seating area, vanity wash hand basin and WC. Complimentary tiling to walls. Heated towel rail. Two inset feature shelves.



Sitting Room

15'4" x 7'9" (4.68 x 2.38)

Double glazed bow window to the front aspect. Radiator.

Lounge

25'8" x 10'4" (7.84 x 3.17)

Impressive family sized lounge with double glazed window to the front aspect. Two radiators. Access into the kitchen/dining room.

Kitchen/Diner

25'8" x 12'3" (7.83 x 3.74)

Arguably the most significant room in any home this chic and sophisticated kitchen will not disappoint. Truly prestigious fitted kitchen with a range of contemporary wall and base units with quartz worktops over. Integrated appliances include, five ring gas hob, built-in oven, extractor hood, microwave and dishwasher. Space for fridge/freezer. Inset sink. Part tiled splash backs. Tiled flooring with under floor heating. Inset ceiling spot light. Two sky lights. Space for dining table.



Utility Room

9'8" max x 7'10" max (2.97 max x 2.40 max)

Fitted utility with wall mounted units, fitted cupboards. Plumbing for automatic washing machine and space for tumble dryer. Cupboard housing Baxi gas central heating boiler. Stainless steel single drainer sink, mixer tap. Double glazed window and Upvc door to the side aspect. Tiled flooring.

First Floor

Landing

With loft access.

Bedroom One

12'0" x 10'8" (3.66 x 3.27)

Double glazed window to the front aspect. Inset ceiling spot lights. Radiator.

Bedroom Two

14'11" max narrowing to 11'10" x 12'0" (4.57 max narrowing to 3.63 x 3.67)

Double glazed window with to the front aspect. Radiator. Inset ceiling spot lights.

Bedroom Three

10'3" x 8'5" (3.14 x 2.58)

Double glazed window to the rear aspect. Radiator.

Bedroom Four

8'6" x 7'3" (2.60 x 2.22)

Double glazed window to the rear aspect. Radiator.

Shower Room

6'11" into cubicle x 5'6" (2.12 into cubicle x 1.68)

Stunning contemporary suite comprises, double shower cubicle housing mains shower,, vanity wash hand basin and WC. Complimentary tiling to walls with inset feature shelf. Inset ceiling spot lights Double glazed window to the rear aspect.

Externally

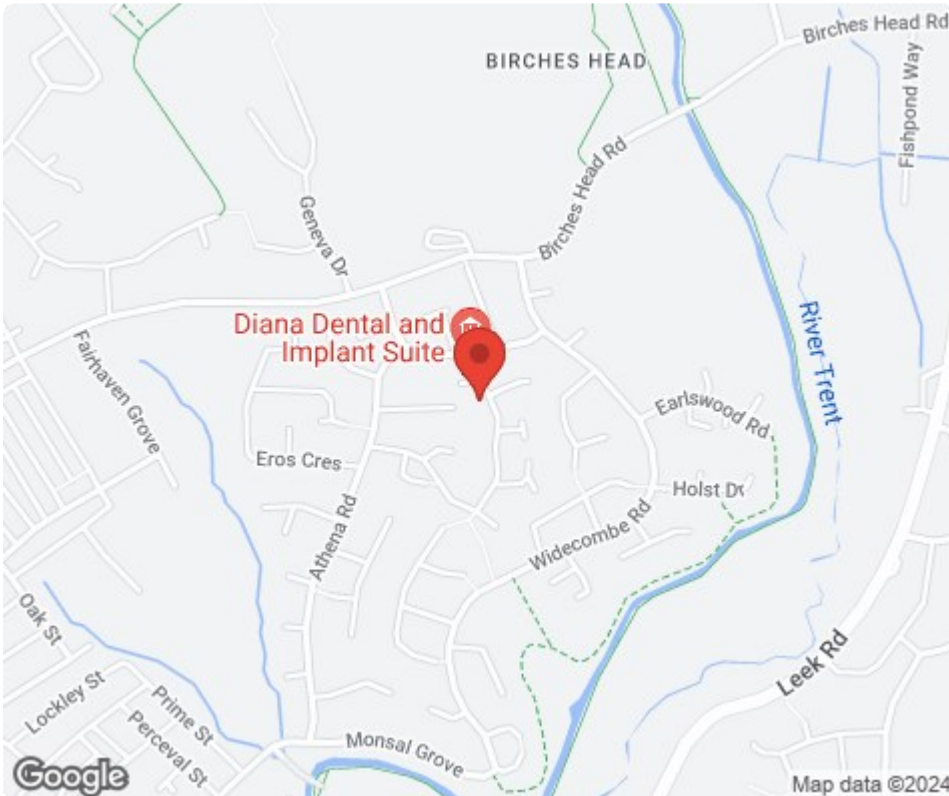
Low maintenance block paved frontage providing ample off road parking. Gated accesses to both sides.

Impressive landscaped garden with patio/seating area. Artificial lawn garden with paved walkway.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold
Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	82
(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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