

**Eros Crescent Birches Head Stoke-On-Trent ST1 6RN**



**Offers In The Region Of £140,000**



## Eros Crescent, Birches Head, Stoke-On-Trent, ST1 6RN

It's time to pack your boxes and get ready to move  
This is a property we're sure you will approve  
In popular Birches Head on Eros Crescent it does sit  
With first time buyers and investors this will be a hit  
So if this sounds like the perfect house for you -  
Call DEBRA TIMMIS and arrange to view!

Nestled in the desirable Eros Crescent in Birches Head, this well-presented semi-detached house offers a perfect blend of comfort and convenience. The property features a welcoming lounge that provides an ideal space for relaxation and entertaining. The fitted kitchen is both functional and stylish, making meal preparation a delight. This charming home comprises two well-proportioned bedrooms, providing ample space for rest and personalisation. The bathroom is conveniently located, ensuring ease of access for all residents. The property benefits from double glazing and central heating, ensuring a warm and inviting atmosphere throughout the year.

Outside, you will find a driveway that offers off-road parking, a valuable asset in today's busy world. The low-maintenance gardens provide a pleasant outdoor space without the burden of extensive upkeep, allowing you to enjoy your surroundings with ease.

With no upward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this semi-detached house in a sought-after location is an excellent opportunity not to be missed. Come and experience the charm and comfort of Eros Crescent for yourself.

### Ground Floor

#### Lounge

16'8" x 10'10" (5.10 x 3.32)

Upvc door to the side aspect. Double glazed bow window to the front aspect. Feature surround housing gas fire. Coving to ceiling. Stairs off to the first floor. Useful storage cupboard.



#### Kitchen

10'10" x 7'9" (3.32 x 2.38)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. One and a half inset sink, mixer tap. Part tiled splash backs. Electric hob and built-in oven. Plumbing for automatic washing machine. Double glazed window and Upvc door to the rear aspect. Tiled floor. Radiator.



### First Floor

#### Landing

Useful storage cupboard.

#### Bedroom One

10'10" into robe x 9'9" (3.31 into robe x 2.99)

Double glazed window to the front aspect. Built-in wardrobes. Radiator. Inset ceiling spot lights.



#### Bedroom Two

10'11" max x 8'0" narrowing to 4'10" (3.34 max x 2.44 narrowing to 1.48)

Double glazed window. Radiator.





### Bathroom

6'3" x 4'9" (1.91 x 1.45)

White suite comprises, panelled bath with mains shower over bath, pedestal wash hand basin and low level WC. Part tiled walls. Double glazed window. Inset ceiling spot lights.



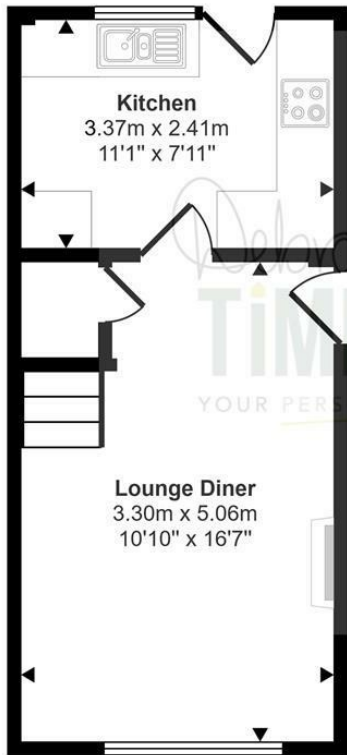
### Externally

Low maintenance frontage, driveway providing ample of road parking. Gated access to the enclosed rear garden. Paved rear garden area.

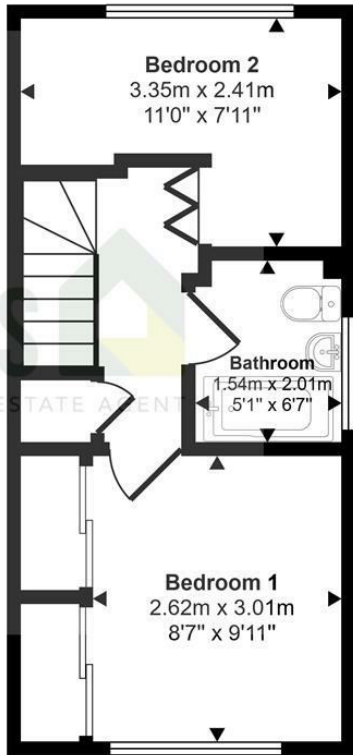




Approx Gross Internal Area  
51 sq m / 553 sq ft

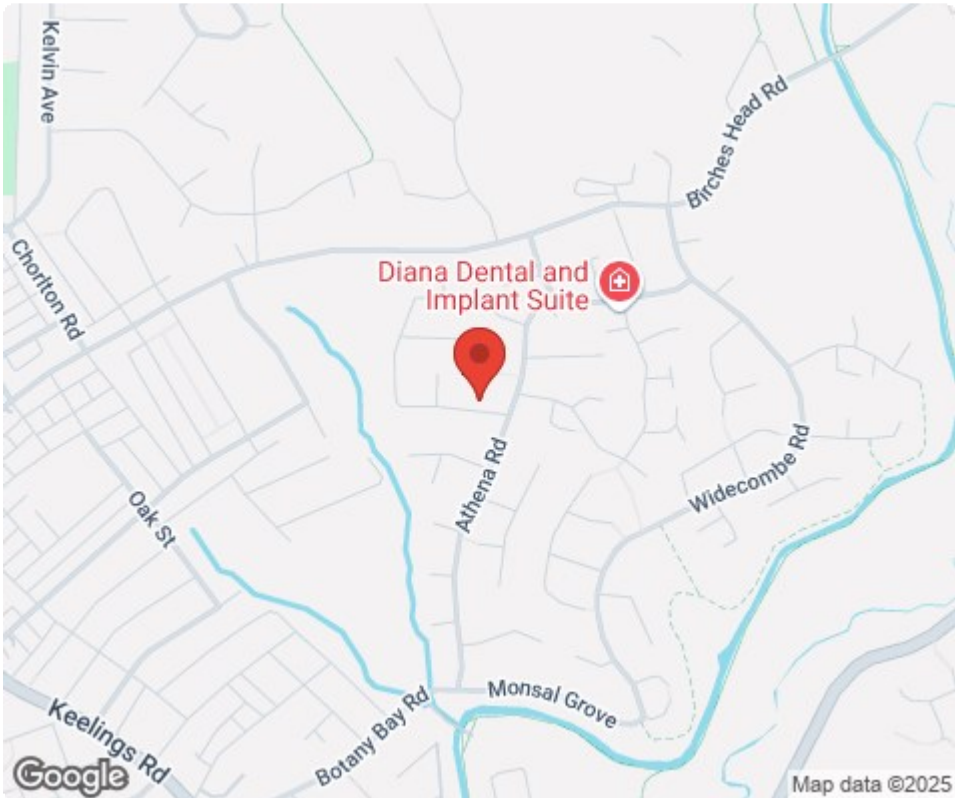


Ground Floor  
Approx 25 sq m / 274 sq ft



First Floor  
Approx 26 sq m / 279 sq ft

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: B

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 87                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 57      |                         |
| (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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