

**Holst Drive Birches Head Stoke-On-Trent ST1 6TQ**



**Offers In The Region Of £235,000**

A STUNNING DETACHED HOUSE you will adore when you see -  
with family accommodation & BEDROOMS of THREE -  
a lovely family lounge that airy and light -  
Fitted kitchen with Dining, for your family to take their next bite -  
An garden on a CORNER PLOT that's easy to maintain -  
all of this would turn you into the host that loves to entertain -  
So without further a do, pick up the phone and call us to take a look -  
We can't wait for your to start the next chapter of your live book!

This stunning detached house on Holst Drive offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. As you step inside, you will be greeted by a beautifully presented interior featuring neutral decoration throughout, creating a warm and inviting atmosphere. The light-filled rooms enhance the sense of space, making it a delightful environment to relax and entertain.

Situated on a corner plot, this home benefits from a generous outdoor area, providing ample space for gardening, play, or simply enjoying the fresh air. The property also includes a convenient cloakroom, adding to the practicality of the layout.

This charming residence is not only a lovely place to live but also offers easy access to local amenities and transport links, making it a perfect choice for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a family home, this property is sure to impress. Do not miss the opportunity to make this delightful house your new home.

### ENTRANCE HALL

Side entrance door. Wooden effect laminated flooring. Stairs to first floor off.

### CLOAKS

Comprising low level W.C. & wash hand basin.

### LOUNGE

Feature fireplace housing coal effect living flame gas fire. Wooden effect laminated flooring. Coving to ceiling, Double radiator. Two wall light points. UPVC double glazed bay window to the front elevation.



### DINING KITCHEN

Belfast sink with cupboard below. Range of work surfaces having matching drawers and cupboards below. Matching wall mounted units. Built in Washing machine. Built in dishwasher. Built in fridge. Built in freezer. Belling Range cooker with extractor hood over. Wooden effect laminated flooring. Radiator. Downlighting. UPVC double glazed windows x two and patio doors to rear garden. Under stairs storage.



### LANDING

UPVC double glazed window, Radiator & cover. Loft access. Laminated flooring.



### BEDROOM ONE

UPVC double glazed window to front elevation. Radiator. Coving to ceiling. Fitted robes. Laminated flooring.



### BEDROOM TWO

UPVC double glazed window to rear elevation. Radiator. Coving to ceiling. Store cupboard.

### BEDROOM THREE

UPVC double glazed window to front elevation. Radiator, Coving to ceiling. Laminated flooring.

### BATHROOM

Comprising of a modern white bathroom having panelled bath with Triton shower over and mixer taps. Floating wash hand basin with mixer taps. Low level W.C. Tiled walls and tiled floor. Heated towel rail.



### EXTERNAL

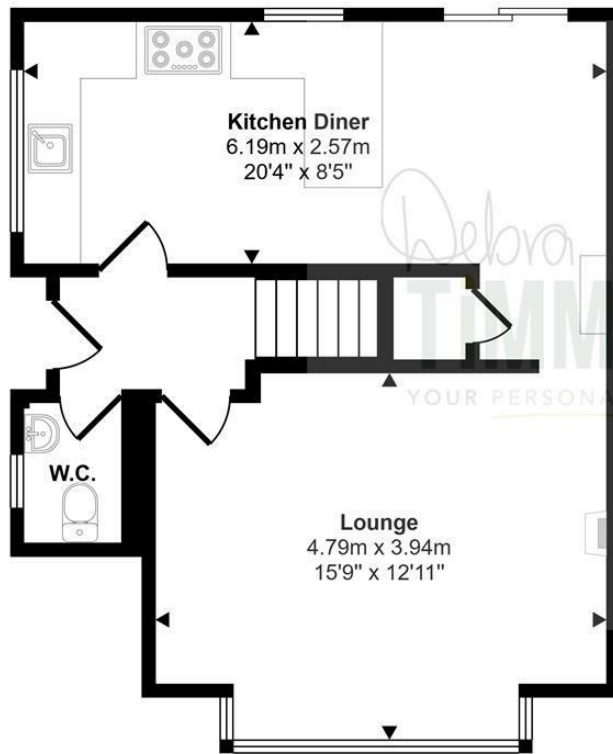
Front and garden laid to lawn and conifer hedging. Tarmac drive providing off road parking and leading to a DETACHED GARAGE.

Enclosed rear garden, patio area, laid to lawn, enclosed by fencing.

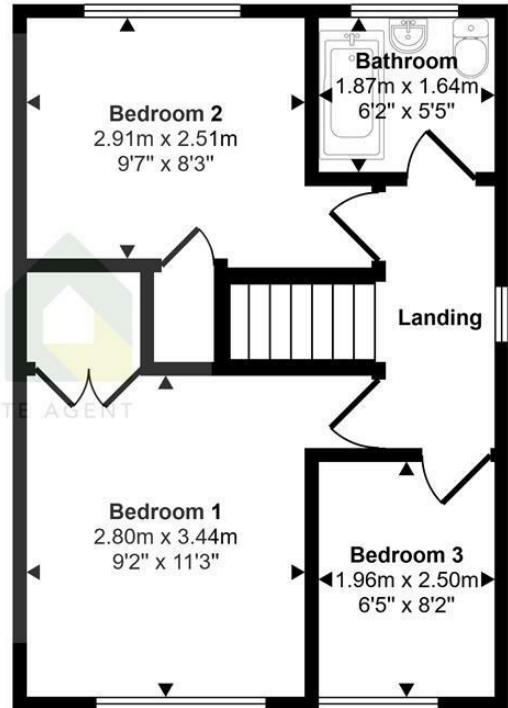




Approx Gross Internal Area  
78 sq m / 844 sq ft

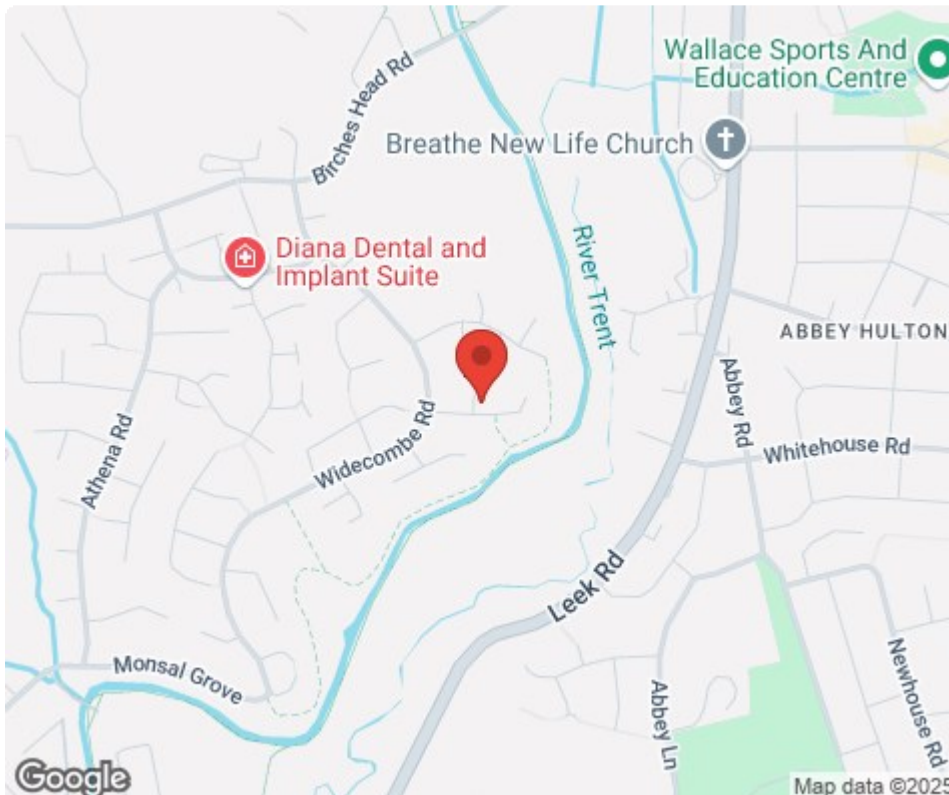


Ground Floor  
Approx 43 sq m / 463 sq ft



First Floor  
Approx 35 sq m / 381 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: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(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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