

Handel Grove Birches Head Stoke-On-Trent ST1 6TT



Offers In The Region Of £275,000

Handel Grove, Birches Head, Stoke-On-Trent, ST1 6TT

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 Handel Grove
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

Nestled in the sought-after area of Birches Head, this beautifully presented extended detached house offers a perfect blend of comfort and style. Upon entering, you are greeted by a welcoming entrance hallway that sets the tone for the rest of the home. The property boasts a spacious open-plan lounge and dining area, ideal for both entertaining guests and enjoying family time. The fitted breakfast kitchen is a delightful space, perfect for casual dining, and leads seamlessly into a charming conservatory that invites natural light and provides a lovely view of the garden. With four well-proportioned bedrooms, this home is perfect for families or those seeking extra space for guests or a home office. The family bathroom is conveniently located to serve all bedrooms.

Outside, the property features ample off-road parking, ensuring convenience for residents and visitors alike. An integral garage adds further practicality, while the gardens to the front provide a pleasant outdoor space to enjoy.

This property is not only beautifully maintained but also situated in a popular location, making it an excellent choice for those looking to settle in a vibrant community. With its generous living spaces and thoughtful design, this detached house is a wonderful opportunity for anyone seeking a new home in Stoke-On-Trent.

Entrance Hallway

Upvc door to the front aspect.

Separate WC

5'3" x 2'10" (1.61 x 0.88)

Low level WC and vanity wash hand basin. Radiator. Double glazed window.

Open-Plan Lounge/Diner

Open-plan comprises;

Lounge Area

14'10" x 11'6" (4.54 x 3.53)

Double glazed window. Feature surround inset and hearth housing gas fire. Radiator. Useful storage cupboard. Access to the stairs to the first floor.

Dining Area

8'4" x 6'4" (2.55 x 1.95)

Double doors with access into the conservatory. Radiator. Coving to ceiling.

Breakfast Kitchen

17'8" x 7'10" (5.40 x 2.39)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Plumbing for automatic washing machine. Integral appliances include, fridge, freezer and dishwasher. Four ring gas hob and built-in oven. One and a half sink with single drainer, mixer tap. Part tiled walls. Breakfast area. Tiled floor. Two double glazed windows to the rear aspect. Radiator. Inset ceiling spot lights. Radiator.



Conservatory

13'4" x 11'0" (4.07 x 3.37)

Double glazed windows and Double glazed door to the side aspect. Tiled floor. Two radiators.



First Floor

Landing

Loft access.

Bedroom One

11'9" x 8'6" (3.59 x 2.61)

Double glazed window. Radiator. Fitted wardrobes and drawer sets.

Bedroom Two

11'6" x 8'6" (3.51 x 2.61)

Double glazed window. Radiator.



Bedroom Three

10'9" x 8'5" (3.28 x 2.58)

Sky light. Radiator.

Bedroom Four

8'0" x 6'3" (2.46 x 1.93)

Double glazed window. Radiator.

Family Bathroom

6'1" x 5'7" (1.87 x 1.72)

White suite comprises, panelled bath with Triton shower over and fitted shower screen, combination vanity wash basin and WC. Tiled walls. Double glazed window. Radiator.

Externally

To the front aspect there is a lawn garden with planted borders. Driveway providing ample off road parking with access to the integral garage. Side access to the enclosed rear garden. To the rear of the property there is a patio seating area, steps to a lawn garden with an additional paved area. Planted borders.

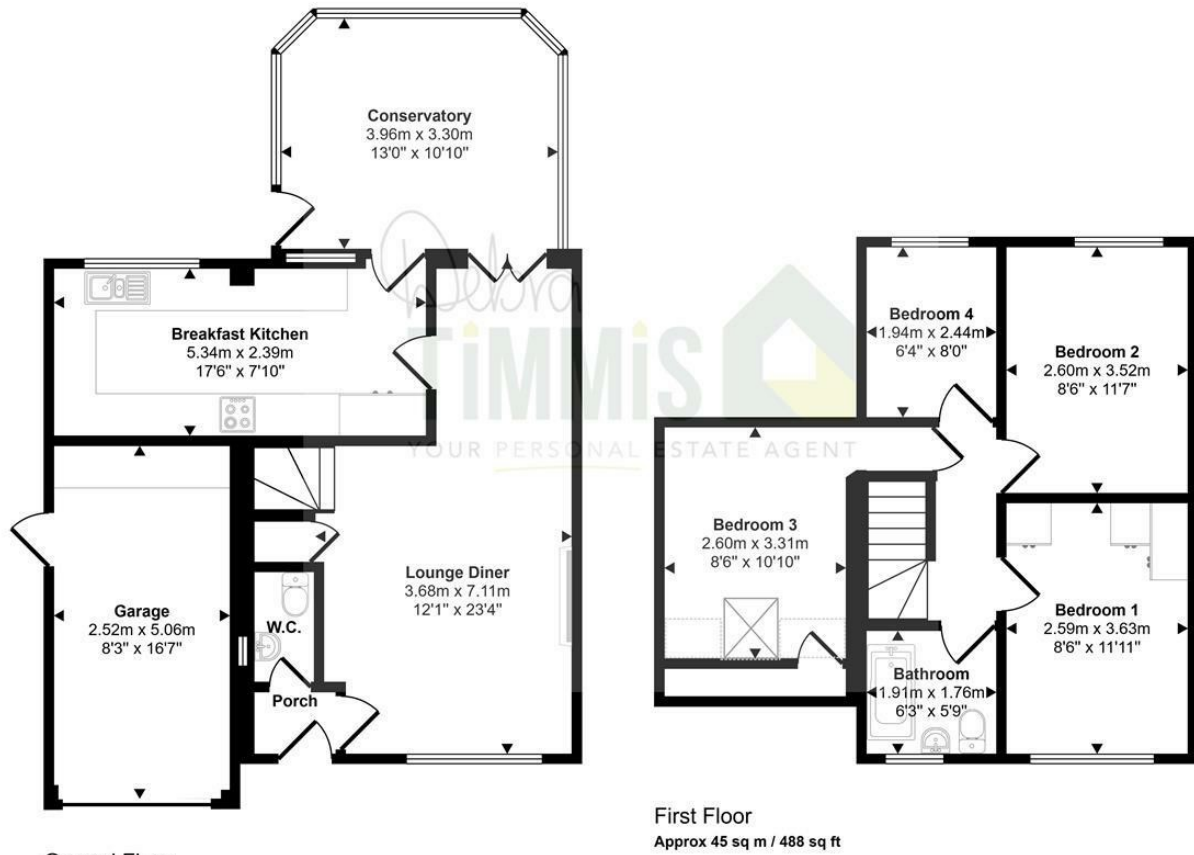
Garage

17'3" x 8'7" (5.26 x 2.64)

With electric door. Wall mounted gas central heating boiler. Power and light. Personal door to the side aspect.

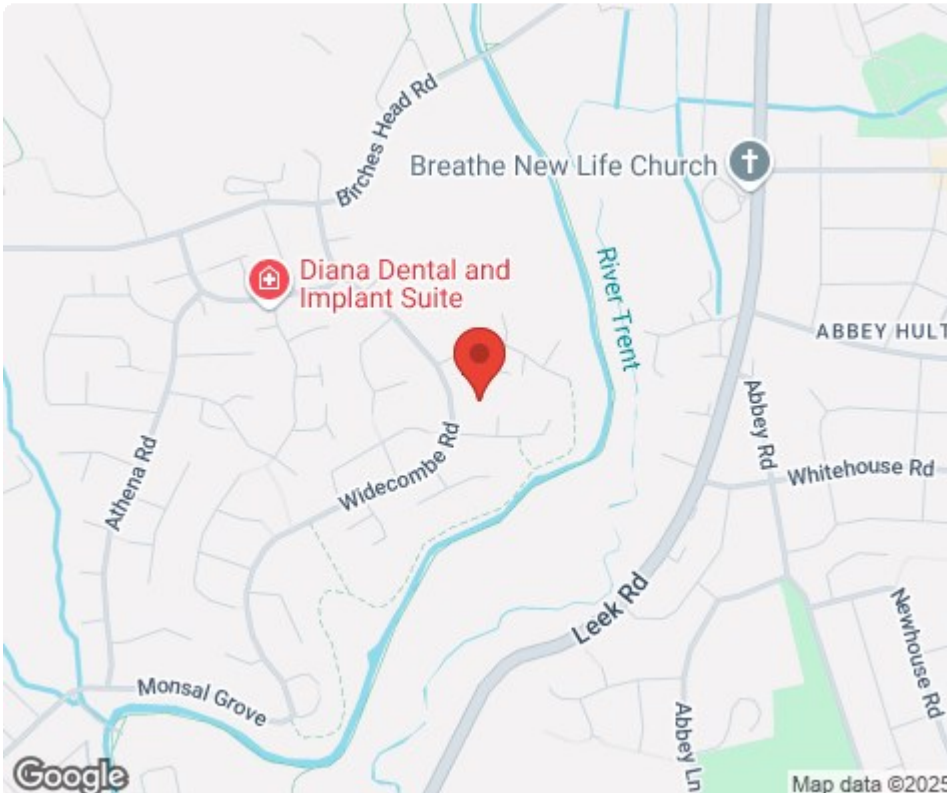


Approx Gross Internal Area
112 sq m / 1210 sq ft



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		81
(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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