

# KEATES

sales • lets • surveys • auctions

84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Fully Modernised Three Bed Semi
- Large Kitchen and Modern Bathroom
- EPC Awaited. Council Tax C
- Garage, Parking, Garden, Sun House
- Large Plot
- Ask an adviser to book your viewing



**205 Birches Head Road, Stoke-On-Trent**  
Stoke-On-Trent, ST1 6ND

**£295,000**

## Description

A fully modernised semi-detached property situated on a larger than average plot. This property benefits from a modern kitchen and bathroom, gas central heating, double glazing, ample off-road parking, garage and Sun house. The property comprises entrance hall, living room, dining room and kitchen at ground floor level with three bedrooms and a family bathroom to the first floor. To the frontage is a block paved driveway suitable for parking five or six vehicles and a lawn garden with mature shrubs. At the rear is a blocked garden leading to a summer house and single detached garage.

## Ground Floor

### Entrance Porch

With tiled floor. PVCU door to front.

### Hallway

Fully tiled floor, radiator, Power Point, stairs off.

### Living Room 17' 2" x 10' 7" (5.22m x 3.23m)

With tiled floor and underfloor heating, Power Point, aerial point, feature hearth with inset fire.

### Dining Room 13' 11" x 10' 7" (4.24m x 3.23m)

With tiled floor incorporating underfloor heating, radiator, Power Point, patio doors onto rear.

### Kitchen/Diner 17' 7" x 9' 9" (5.37m x 2.96m)

Modern fitted kitchen with cream wall and base units wood effect surfaces over. Tile effect walls and fully tiled floor including underfloor heating, Power Point, Built-in cupboard. Appliances include integrated range style cooker oven and hob, slimline dishwasher, microwave and fridge freezer.

## First Floor

### Landing

With carpeted floor, window to side, stairs off.

### Bedroom 1 10' 11" x 13' 10" (3.33m x 4.21m)

With carpeted floor, radiator, Power Point, front aspect window and built-in wardrobes.

### Bedroom 2 9' 9" x 6' 11" (2.96m x 2.11m)

With carpeted floor, radiator, Power Point.

### Bedroom 3 12' 10" x 10' 8" (3.92m x 3.25m)

With carpeted floor, radiator, Power Point, built-in bedroom furniture.

### Bathroom 10' 1" x 6' 7" (3.07m x 2.06m)

Modern fitted bathroom suite in white with basin and WC set into vanity unit, Panel bath, enclosed shower cubicle with combination shower. Marble effect walls and tiled floor. Includes heated chrome towel radiator, extractor fan.

## Outside

To the frontage is a large block paved driveway suitable for parking up to 6 cars leading to a single brick built garage at the rear with electrical power and lighting. Additionally at the front there is a lawn garden with mature Boards. At the rear is a block paved garden leading to a brick built summer house with electrical power and lighting.

## Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



### Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

sales • lets • surveys • auctions



[www.keates.uk.com](http://www.keates.uk.com)



## Our Services

### Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

### Lettings

Thinking of letting your property? Keates can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

### Sales

Keates offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

### Mortgages

Need help deciding on a mortgage? Keates can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

