



Oslo Grove | Birches Head | Stoke-on-Trent | ST1 6UP

£265,000

This immaculately presented three bedroom detached family home occupies a pleasant cul-de-sac position within the much sought after area of Birches Head. This beautiful home would suit the most diligent of buyers and offers excellent access to local amenities, schools, commuter and transport networks. A solar panel array has been installed which will not only reduce electricity bills but will supply any purchaser with a tax free yearly income. The accommodation comprises, entrance porch, hallway, cloakroom w/c, modern fully equipped kitchen/diner with integrated appliances, garden room, lounge, three double bedrooms (master with en-suite) and a modern family bathroom. Externally the property does not disappoint, with a driveway providing off road parking, integral garage and attractive well maintained landscaped gardens. Viewings are strongly recommended.



Property Description

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ENTRANCE PORCH

Timber/Aluminium composite glazed windows to the front and side aspects, including entrance door. Tiled floor covering and access to the integrated single garage.

ENTRANCE HALL

Enter the property via the composite door with glazed panel into the welcoming entrance hallway. Laminate floor and radiator.

CLOAKROOM W/C

UPVC window with obscured glazing to the front aspect. Wall mounted wash/hand basin, low level WC, radiator and carpet.

LOUNGE

14' 8" x 11' (4.47m x 3.35m) UPVC window to the rear aspect, ensuring good natural light. Living flame gas fire, carpet and radiator.

KITCHEN/DINER

21' 8" x 7' 8" (6.6m x 2.34m) Fully fitted modern kitchen in high gloss. A host of integrated appliances including fridge/freezer, washing machine, dishwasher, Neff electric oven and microwave, four ring induction hob with extractor fan above. Cream sink in front of the UPVC window to the front aspect, and a further UPVC window to the side. Vertical radiator, laminate floor covering, and a plinth heater, all complete this well designed kitchen.

GARDEN ROOM

11' 10" x 10' 7" (3.61m x 3.23m) Woodgrain on White UPVC dwarf wall conservatory, glazed to three sides has now been converted to a usable room with the adapted full ceiling and spotlights. Two radiators, laminate floor covering and side exit door.

FIRST FLOOR LANDING

Carpeted stairs lead from the hallway to the first floor carpeted landing. UPVC window with obscured glazing to the side aspect. Radiator and airing cupboard housing the pressurised water tank and storage. A ladder gives access to the insulated and partially boarded loft.

MASTER BEDROOM

13' 7" x 9' 8" (4.14m x 2.95m) UPVC window to the front aspect, Carpet, radiator and a vast range of bedroom furniture.

ENSUITE

White suite comprising of a corner shower enclosure, inset wash/hand basin over a fixed vanity unit along with a low level WC. Chrome ladder style towel heater and laminate tiled floor covering. UPVC window with obscured glazing to the front aspect.

BEDROOM TWO

12' 10" x 7' 11" (3.91m x 2.41m) UPVC window to the rear aspect. Radiator and carpet.

BEDROOM THREE

9' 8" x 7' 11" (2.95m x 2.41m) UPVC window to the rear aspect. Radiator and carpet.

FAMILY BATHROOM

6' 8" x 6' 8" (2.03m x 2.03m) White suite comprising of a P shaped bath with shower and side screen over, inset wash/hand basin and close coupled WC within a fixed vanity unit, composite high gloss splash backs, chrome ladder style towel heater and karndean vinyl floor. UPVC window with obscured glazing to the front aspect.

EXTERIOR

Integrated single garage with an up and over door, tap and power points. The Worcester gas central heating boiler is housed in here. The solar panel power points, plus the benefit of an Immersun box, which means the generated power is diverted to heat the hot water tank each morning. Front garden is mainly laid to lawn with flower borders. Tarmac drive leads to the garage and provides ample off road parking.

Rear Garden

The rear garden is private and enclosed with panelled fencing. Mainly laid to lawn with very well cared for flower borders. Lower patio area of Indian stone.

GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure

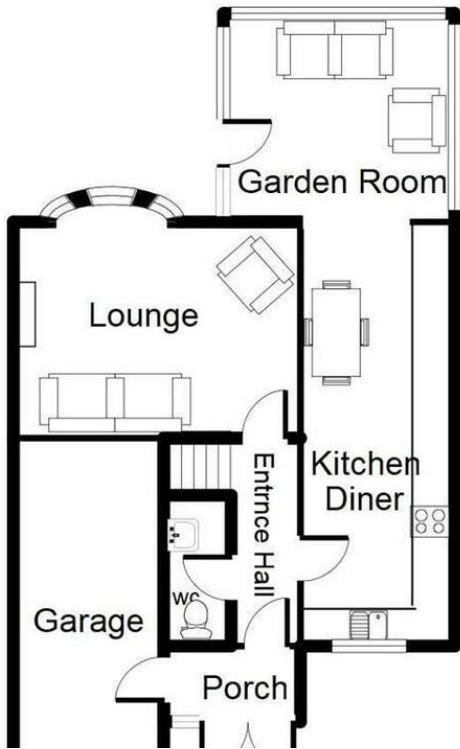
(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.





Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements