



**Plot 9 Birchwood Grove, Cheadle, Staffordshire ST10 1AP**  
**Offers around £475,000**



***Kevin Ford & Co. Ltd.***  
Chartered Surveyors, Estate Agents & Valuers



**\*SHOW HOME JUST RELEASED\*** - Indulge in the pinnacle of family living with this opulent five-bedroom, three-story detached abode nestled within the esteemed Augustus Fields enclave by Walton Homes. This isn't just a house—it's a lifestyle curated for discerning tastes, offered in the form of our exquisite show home, complete with every furnishing and fitting meticulously selected for your pleasure. This residence is crafted to cater to the requirements of larger families, seamlessly blending spaciousness with a harmonious fusion of sophistication and practicality. Enter through grand double doors into a sprawling lounge adorned with a captivating bay window.

At the heart of the home lies the expansive open-plan kitchen/living/dining area, gracefully extending across the rear, where glass doors effortlessly merge indoor elegance with the tranquil allure of the rear garden, creating an enchanting indoor-outdoor haven. The kitchen also offers direct access to the garage for added convenience.

Ascend the staircase to the first floor, where the luxurious master bedroom awaits with its own private en-suite shower room. Three additional bedrooms and a meticulously appointed family bathroom complete this level, ensuring ample accommodation for the entire family.

Venture to the second floor, where you'll discover an additional bedroom illuminated by velux windows, accompanied by a versatile dressing/landing area and an en-suite shower room, providing a haven of flexibility and style.

Outside, a block-paved driveway beckons, offering parking for multiple vehicles and granting access to the single garage. The frontage is adorned with a beautifully manicured lawn, leading to an enclosed garden oasis, boasting lush greenery and a paved patio seating area—perfect for alfresco gatherings and tranquil relaxation. **\*PART EXCHANGE AVAILABLE\***



## The Accommodation Comprises

### Entrance Hall

Step into elegance through the UPVC door that opens into a wide and inviting entrance hall. This tastefully designed space provides a seamless connection to all downstairs rooms, offering both style and functionality. The grandeur of the hallway is emphasized as stairs gracefully ascend to the First Floor, setting the tone for the sophistication that awaits throughout the rest of the home.

### Spacious Lounge

20'8" x 10'11" (6.30m x 3.33m)

Elegance unfolds as you pass through the double doors into the lounge, where a feature front-facing bay window takes center stage, bathing the room in natural light. An additional side window enhances the ambiance, creating a bright and inviting space that seamlessly combines style with functionality.

### Open Plan Kitchen/Dining Living Area

28'3" x 10'0" (8.61m x 3.05m)

Indulge your culinary desires in the high-specification fitted kitchen adorned with sleek units and complemented by expansive work surfaces. A sink and drainer unit, situated beneath one of two UPVC windows, provide both functionality and aesthetic appeal. The kitchen is equipped with a fitted electric oven, a convenient microwave oven, a gas hob with an extractor hood, and an integrated fridge freezer, ensuring a seamless cooking experience.

Designed for both practicality and socialising, the kitchen features an inviting space for a dining table and seating area. The ambiance is enhanced by the abundance of natural light streaming through the UPVC windows. Double doors seamlessly connect the kitchen to the garden, creating a delightful indoor-outdoor flow that's perfect for entertaining. Additionally, a door provides convenient access to the garage, adding to the functionality of this well-appointed space.

### First Floor

Stairs rise from the Entrance Hall leading to the:

#### Master Bedroom

15'11" x 12'0" (into bay) (4.85m x 3.66m (into bay))

Featuring a UPVC bay window that mirrors the elegance of the one found in the lounge below. This architectural detail not only adds a touch of sophistication but also fills the room with natural light, creating a warm and inviting atmosphere. A radiator ensures a cosy ambiance.

#### En-Suite Shower Room

7'12" x 3'11" (2.13m x 1.19m)

With an enclosed shower cubicle with sleek glass bi-folding doors, a pedestal wash hand basin, and a low flush WC.

#### Bedroom Two

14'10" x 8'9" (4.52m x 2.67m )

With UPVC window and radiator.

#### Bedroom Three

10'5" x 8'9" (3.18m x 2.67m )

With UPVC window and radiator.

#### Bedroom Four

10'8" x 12'0" (3.25m x 3.66m )

With UPVC window and radiator.

#### Family Bathroom

The family bathroom is a tastefully appointed space, featuring a panel-in bath that invites relaxation. A classic pedestal wash hand basin and a low flush WC contribute to the timeless and functional design of the room. The walls are adorned with stylishly tiled accents.

Natural light graces the room through the privacy UPVC window, creating a bright and airy atmosphere.

#### Second Floor

Stairs from the landing lead to the:

#### Landing Area

Stairs rise from the First Floor landing area up to this top floor.

This is a versatile space, providing you with the flexibility to transform it into a dressing area, a convenient home office, or any other purpose that suits your lifestyle. The thoughtful design allows you to personalize this space according to your needs. There is a storage cupboard off the landing—an ideal solution for neatly organising and storing clothing. Velux windows illuminate the space with natural light.

#### Bedroom Five

12'0" x 12'11" (3.66m x 3.94m)

Situated on the top floor, discover a spacious double bedroom that serves as the perfect master suite, an ideal haven for a teenager, or a welcoming retreat for guests. This thoughtfully designed space offers versatility to accommodate various lifestyle needs. The room is illuminated by the soft glow of Velux windows.

#### En-Suite

5'10" x 7'3" (1.78m x 2.21m )

Indulge in luxury within the ensuite of the master bedroom, featuring a double shower cubicle with a sleek glass enclosure. This stylish and functional design adds a touch of sophistication to your daily routine. A classic pedestal wash hand basin and a low flush WC complete the ensemble.

#### Outside

Nestled in a coveted corner location, this property enjoys a prime position on the edge of the estate, affording captivating views of a lush green frontage. Approach this residence through a stylish block-paved driveway, offering convenient access to the front door, an integral garage, and a charming small garden situated to the side.

Meander along a thoughtfully designed block-paved pathway that gracefully winds down the side of the house, leading to the rear garden. Discover a well-maintained lawned garden, providing a serene backdrop for outdoor activities and relaxation. A paved patio area complements the outdoor space, offering an ideal setting for al fresco dining or simply unwinding in the fresh air.

#### Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Disclaimer: The images provided are for illustrative purposes only.

#### Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

#### Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

#### Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

#### Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.



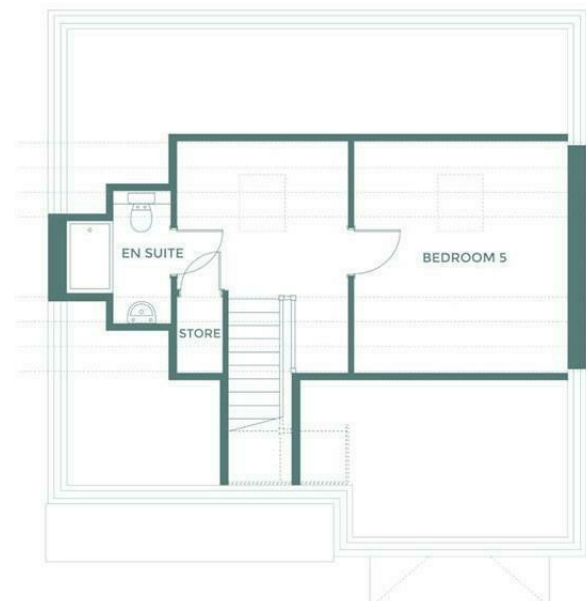
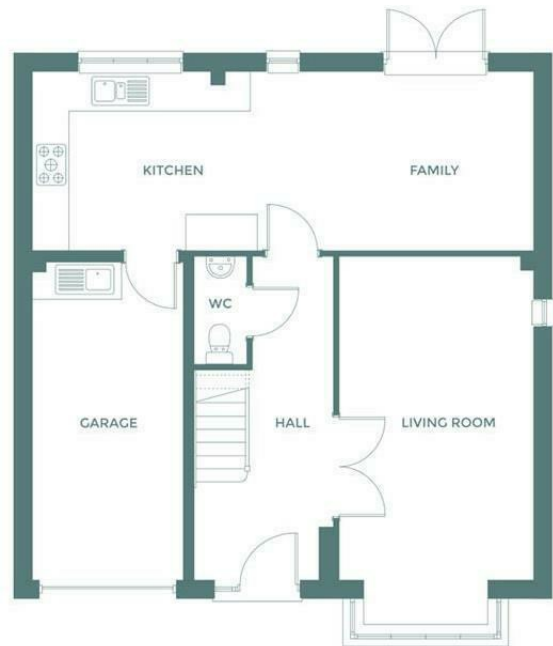








| Energy Efficiency Rating  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A   |         |                         |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (55-68) D   |         |                         |
| (39-54) E   |         |                         |
| (21-38) F   |         |                         |
| (1-20) G  |         |                         |
| Not energy efficient - higher running costs                     |         |                         |
| <b>England &amp; Wales</b>                                      |         | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|   | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A   |         |                         |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (55-68) D   |         |                         |
| (39-54) E   |         |                         |
| (21-38) F   |         |                         |
| (1-20) G  |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| <b>England &amp; Wales</b>                                      |         | EU Directive 2002/91/EC |



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