



24 Birchwood Grove, Cheadle, Staffordshire ST10 1AP
Price guide £440,000



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

Set on a generous corner plot in a sought-after residential area, this nearly new, beautifully presented detached family home offers spacious and versatile accommodation across three floors. Finished to a high standard with stylish contemporary fittings, it's ideal for families seeking comfort, space, and convenience. The welcoming entrance hall gives access to the principal rooms and a handy cloakroom/WC. The spacious lounge features double doors and a large UPVC bay window to the front, creating a light and airy living space. To the rear, the modern kitchen/diner boasts cream high-gloss units, dark contrasting worktops, and integrated appliances including an oven, gas hob, microwave, dishwasher, fridge, and freezer. Patio doors open directly onto the garden from the sitting area, perfect for indoor-outdoor living and entertaining. The first floor offers four well-proportioned bedrooms, including a master with en-suite, along with a stylish family bathroom. A staircase leads to a large dormer-style bedroom on the second floor, complete with Velux window and its own en-suite shower room and landing/sitting area. Outside, the property features ample off-road parking, an integral garage, and attractive lawned gardens to the front and rear. A paved patio and pathway provide the perfect space for outdoor dining or relaxation. This is a fantastic opportunity to secure a modern, move-in ready home in a desirable location with immediate access to excellent high schools, as well as the town centre and a wide range of local shops and amenities.



The Accommodation Comprises

Entrance Hall

18'9" x 6'11" (5.72m x 2.11m)
Having a radiator, front entrance door with side panel, and providing access to the principal ground floor rooms. This welcoming space sets the tone for the rest of the property, offering a warm first impression.

Cloakroom

6'1" x 2'11" (1.85m x 0.89m)
Fitted with a pedestal wash hand basin and low flush WC. Includes a radiator and is conveniently located off the entrance hall, ideal for guests and everyday use.

Spacious Lounge

15'7" x 10'9" (4.75m x 3.28m)
A bright and generously sized reception room featuring a large UPVC bay window to the front elevation, allowing for plenty of natural light. Accessed via double doors from the hallway and complemented by a central heating radiator, creating a comfortable and inviting living space.

Open Plan Kitchen/ Dining & Sitting Area

9'11" x 28'0" (3.02m x 8.53m)
Stylish and well-appointed, this modern kitchen features a cream high gloss slab design with an inset stainless steel sink unit set into dark contrasting worktops. An excellent range of base and wall units provides ample storage, while integrated appliances include a built-in electric oven, gas hob, Indesit microwave, dishwasher, fridge, and freezer. Natural light floods the space through three UPVC windows—one of which is a distinctive bay window to the side, making this the only house on the estate to feature such a design. UPVC patio doors lead directly out to the rear garden. Finished with inset spot lighting and a radiator, this is a superb space for both everyday living and entertaining.

First Floor

Stairs from the Entrance Hall rise up to the:

Landing

18'9" x 6'10" (5.72m x 2.08m)
Providing access to four bedrooms and the family bathroom. Features include a UPVC window allowing natural light, a central heating radiator, and a built-in cupboard housing the hot water cylinder, offering useful additional storage. Stairs rise up to the Second Floor.

Master Bedroom Two

18'9" x 6'10" (5.72m x 2.08m)
A well-proportioned double bedroom featuring a large UPVC bay window to the front elevation, allowing for plenty of natural light. Includes a central heating radiator and ample space for bedroom furnishings, offering a comfortable and peaceful retreat.

En-Suite

3'11" x 6'11" (into shower) (1.19m x 2.11m (into shower))
Fitted with a shower cubicle and plumbed-in shower, pedestal wash hand basin with mixer tap, and a low flush WC. The room is finished with part tiled walls, a chrome heated towel radiator, inset spot lighting, and a UPVC window for natural ventilation and light.

Bedroom Two

10'8"x 11'5" (3.25mx 3.48m)
Another spacious double bedroom featuring a radiator and a UPVC window, providing a bright and comfortable living space.

Bedroom Three

10'5" x 8'9" (3.18m x 2.67m)
A well-sized bedroom benefiting from a radiator and a UPVC window, creating a bright and cosy environment.

Bedroom Four

14'9" x 8'9" (4.50m x 2.67m)
A generously sized fourth bedroom, featuring a UPVC window and a radiator, offering versatile space ideal for a guest room, study, or nursery.

Family Bathroom

5'10" x 6'10" (1.78m x 2.08m)
Comprising a panel bath with mixer tap and shower screen, pedestal wash hand basin with mixer tap, and low flush WC. The room features part tiled walls, a chrome heated towel radiator, inset spotlighting, and a UPVC privacy window for natural light and ventilation.

Second Floor

Stairs rise from the First Floor Landing:

Landing Sitting Area

12'8" x 12'1" (3.86m x 3.68m)
Featuring a Velux window for natural light, a radiator, and a built-in storage cupboard, this space provides access to the upper floor accommodation with practical storage solutions.

Master Bedroom Suite

14'9" x 8'9" (4.50m x 2.67m)
A spacious dormer-style room featuring a Velux window that floods the space with natural light. Equipped with a radiator, this room provides a bright and comfortable retreat.

En-Suite

7'4" x 3'3" (2.24m x 0.99m)
Comprising a fully tiled double shower cubicle with a plumbed-in shower, pedestal wash hand basin with mixer tap, and a low flush WC. Finished with part tiled walls, a chrome heated towel radiator, electric shaver point, and practical, contemporary styling.

Outside

The property enjoys a prominent corner plot position, offering ample on-site parking to the front and direct access to the integral garage. The lawned frontage wraps around the corner of the property and runs alongside the walled boundary, providing an attractive kerb appeal. To the rear, a fully lawned garden offers excellent outdoor space, complemented by a paved patio and pathway that stretches across the rear elevation—ideal for relaxing or entertaining.

Services

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

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.

Viewing

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

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.





