



**13 The Birches, Cheadle, Staffordshire ST10 1EH**  
**Offers around £245,000**



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

\*\*\*\*\*Deceptively Spacious & Full of Character – A Must-See Mid-Terraced Home\*\*\*\*\*

This beautifully presented mid-terraced property combines traditional charm with surprising space, making it a true hidden gem. From the moment you arrive, the home makes a strong first impression with its attractive period-style frontage, walled boundary, and gated access, enhanced by bay windows that add timeless appeal.

Step inside and you'll be struck by how far the property extends, offering much more space than first meets the eye. The layout begins with a welcoming entrance hall, leading into a formal lounge full of character. An inner hallway connects to a second sitting room that retains traditional features, creating a warm and versatile living space. At the heart of the home is a galleried cottage-style kitchen with direct access into a light-filled conservatory—perfect for relaxed mornings or entertaining.

Upstairs, the first floor boasts three well-proportioned bedrooms and a stylish family bathroom. A further staircase leads to the second floor, where a large attic room offers exceptional versatility—ideal as an additional bedroom, home office, or creative studio.

To the rear, the enclosed garden is beautifully finished with Indian stone paving, a dedicated patio area, and well-kept bedding plants for seasonal colour. A charming pergola to the side currently shelters a hot tub entertainment area (hot tub not included in the sale), offering a private and stylish outdoor retreat.

Perfectly located within walking distance of the town centre and local schools, this is a character home with room to grow—early viewing is highly recommended to appreciate the space and charm on offer.



**The Accommodation Comprises:**

**Welcoming Entrance Hall**

7'5" x 3'4" (2.26m x 1.02m)

Step into this stunning traditional home through a charming UPVC entrance door, leading into a spacious entrance hall that beautifully sets the tone for the rest of the property. The hall features elegant mosaic tiled flooring, adding character and timeless appeal, complemented by a single radiator for comfort.

**Elegant Lounge**

12'10" x 10'8" (max) (3.91m x 3.25m (max))

A beautifully presented lounge exuding warmth and character, featuring a striking white stone-effect open fireplace—perfect for cosy evenings and a charming focal point to the room. A generous UPVC bay window floods the space with natural light, enhancing the room's traditional appeal while offering a comfortable and stylish setting for relaxation or entertaining.

**Inner Passage**

3'5" x 3'4" (1.04m x 1.02m)

The inner hallway offers convenient access throughout the home and includes a useful built-in storage cupboard.

**Charming Sitting Room**

11'10" x 14'7" (3.61m x 4.45m)

A characterful and versatile space, ideal as a second lounge or formal reception room. This inviting room features a stunning brick inglenook fireplace with a slate hearth—adding warmth, depth, and a rustic focal point. Wooden flooring runs throughout, enhancing the traditional charm, while a single radiator provides comfort. A UPVC window allows for ample natural light.

**Traditional Cottage Style Kitchen**

19'0" x 8'6" (5.79m x 2.59m)

This delightful cream galley kitchen offers a perfect blend of charm and practicality, designed in an elegant cottage style with a timeless appeal. Featuring ample solid wood work surfaces complemented by dark knob fittings, the space is both functional and stylish. At its heart is a quality Stoves range cooker, combining gas and electric ovens, with an extractor hood above. Excellent cupboard storage is thoughtfully integrated throughout, and a Baxi wall-mounted gas central heating combination boiler ensures year-round comfort. Additional features include plumbing for an automatic washing machine, part-tiled walls, and a tiled floor for easy maintenance. UPVC patio doors provide natural light and seamless access to further living space.

**UPVC Conservatory**

8'10" x 8'3" (max) (2.69m x 2.51m (max))

A wonderful addition to the home, this UPVC conservatory offers a bright and tranquil space to relax and enjoy views of the garden all year round. Finished with a tiled floor and fitted with a radiator.

**First Floor**

Access to:

**Bedroom One**

12'10" x 14'7" (max) (3.91m x 4.45m (max))

A spacious and characterful double bedroom featuring a charming brick ornamental fireplace, complete with a multi-fuel log burner—adding warmth and a touch of rustic elegance. A single radiator provides even more warmth.

**Bedroom Two**

11'10" x 11'7" (3.61m x 3.53m)

A well-proportioned bedroom offering a built-in storage cupboard above for convenient organisation. A UPVC window provides natural light, while a single radiator ensures comfort, making this an ideal guest room, child's bedroom, or home office.

**Bedroom Three**

12'2" x 8'8" (3.71m x 2.64m)

Featuring a UPVC window that allows natural light to fill the space. Complete with a single radiator, this versatile bedroom is perfect for a lovely nursery, study, or good sized guest room.

**Bathroom**

8'7" x 5'4" (2.62m x 1.63m)

Stylish and neutrally decorated, the bathroom features a modern yet classic design. It includes a panel-in bath with an electric shower over and a sleek glass side screen, a pedestal wash hand basin, and a low flush WC. Comfort and practicality are enhanced with both a standard radiator and a chrome towel radiator. A UPVC privacy window provides natural light while maintaining discretion, and the wood-effect flooring adds warmth and character to the space.

**Second Floor**

Access up to a further:

**Attic Room**

16'9" x 14'9" (5.11m x 4.50m)

A generously sized and versatile attic room, ideal as an additional bedroom, home office, or hobby space. The room benefits from two Velux windows, allowing plenty of natural light, and is finished with inset spotlighting for a modern touch. This flexible space adds valuable extra square footage to the home.

**Exterior and Location**

Ideally positioned within immediate walking distance of the town centre and just down the road from local schools, this charming period-style property enjoys both convenience and curb appeal. The attractive frontage features a walled boundary with gated access and a paved forecourt, offering a welcoming first impression.

Though traditional in appearance, the home is deceptively spacious

once inside. A side archway leads to the rear, where you'll find a beautifully enclosed garden—expertly designed for both relaxation and entertaining. Indian stone paving provides a stylish, low-maintenance finish, with ample space for seating and outdoor dining. A pergola creates a focal point, housing a hot tub beneath (not included), enhanced by ornamental lighting for atmospheric evenings. Flower beds and modern fencing complete the space, offering privacy and a touch of greenery in this charming outdoor retreat.

**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.





