

Cheltenham Grove Birches Head Stoke-On-Trent ST1 6SD



Offers In The Region Of £200,000

The property of your dreams could be closer than you think
But be quick because it's sure to go in a blink
A THREE bedroom home that's spacious all through
Perfect HOME to move straight into
Located in Birches Head with amenities all near
This delightful property you will hold very dear
If it sounds like this property is right up your street
Call us to view and at the property we will meet!

Nestled in the popular area of Cheltenham Grove, this charming semi-detached house presents a wonderful opportunity for those seeking a comfortable family home. The property boasts a welcoming entrance porch that leads into a spacious lounge setting the tone for the rest of the home.

The lounge is a delightful space, perfect for relaxation and entertaining. The fitted breakfast kitchen, complete with a utility area, offers both functionality and style, making it an ideal spot for family meals. Additionally, the conservatory provides a lovely extension to the living space, allowing for an abundance of natural light and a connection to the outdoors.

This residence features three well-proportioned bedrooms, providing ample space for family or guests, along with a family bathroom that caters to all your needs. The property benefits from double glazing and central heating, ensuring comfort throughout the year.

Outside, you will find off-road parking, a valuable asset in this popular location, as well as a low-maintenance rear garden, perfect for enjoying the fresh air without the burden of extensive upkeep. The home is conveniently situated close to local amenities and schools, making it an excellent choice for families.

We highly recommend viewing this lovely semi-detached house to fully appreciate its charm and potential. Don't miss out on the chance to make this delightful property your new home.

Entrance Porch

Upvc door and double glazed windows.

Ground Floor

With stairs off to the first floor. Radiator. Open access into the lounge.

Lounge

14'11" x 11'4" (4.57 x 3.46)

Glazed glazed bow window to the front aspect. Radiator.



Kitchen

14'7" x 8'9" (4.47 x 2.69)

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Island with worktop over and base unit with drawers. One and a half bowl sink with single drainer and mixer tap. Space for cooker. Extractor hood. Tiled walls. Radiator. Useful storage cupboard housing central heating boiler. Open access to the utility area.

Utility Area

8'4" x 8'4" (2.56 x 2.56)

Double glazed window. Space for fridge/freezer, washing machine and dryer,

Conservatory

10'2" x 9'1" (3.12 x 2.77)

Double glazed windows. and double glazed doors with access into the rear garden.



First Floor

Landing

Double glazed window. Loft access.

Bedroom One

Double glazed window. Radiator.



Bedroom Two

10'2" x 8'1" (3.12 x 2.48)

Double glazed window. Radiator.

Bedroom Three

6'9" plus recess x 6'3" (2.06 plus recess x 1.91)

Double glazed window. Radiator.

Bathroom

6'2" x 6'2" (1.89 x 1.88)

Double glazed window. White suite comprises, panel bath with mains shower over, pedestal wash hand basin and low level WC. Tiled walls. Inset ceiling spot lights.

Externally

Low maintenance blocked paved frontage providing off road parking. Gated access into the rear garden. At the rear there is a low maintenance garden with patio seating areas and artificial lawn garden.

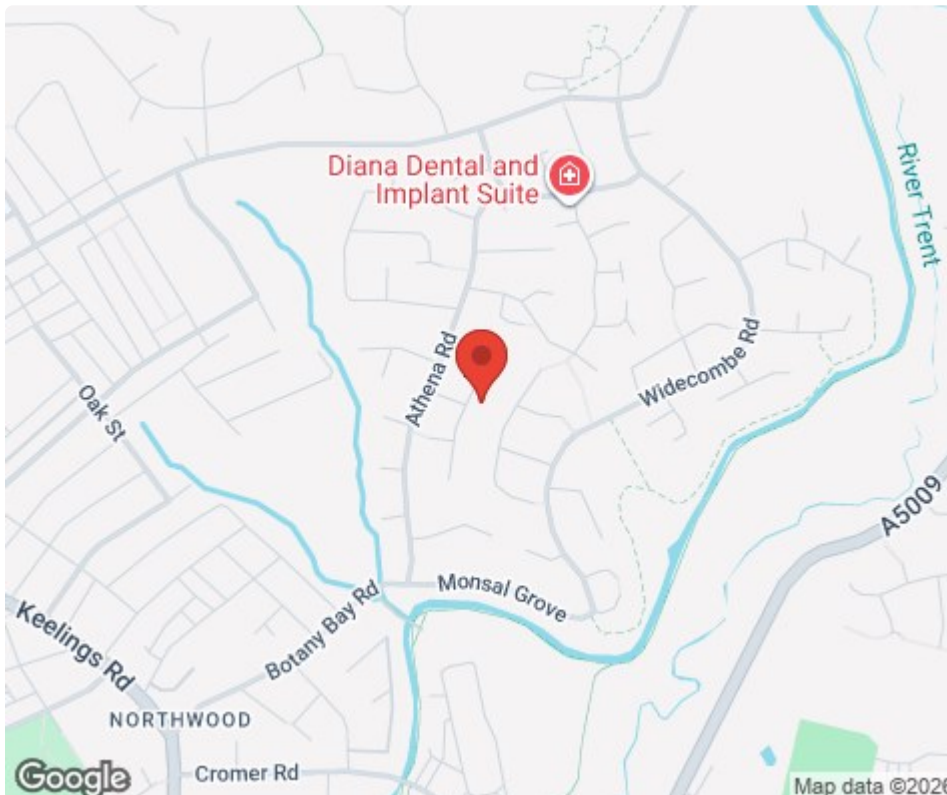


Approx Gross Internal Area
82 sq m / 879 sq ft



Ground Floor
Approx 48 sq m / 519 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: B

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		
	69	74
England & Wales		EU Directive 2002/91/EC

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