Whittaker & Biggs Est. 1930
Rostons Group







Poplars Birchenwood Road, Stoke-On-Trent, ST6 5RP

£225,000

- Three Bedroom, Two Reception Room Detached Bungalow
- Generously Proportioned And Well Maintained
- Traditional Tiled Flooring In Entrance Porch & Hallway
- No Upward Chain
- Substantial Plot With Extensive Gardens
- Modern UPVC Double Glazing And Gas-Fired Central Heating System
- Set Back From The Road In A Non-Estate Location
- Large Gated Driveway Offering Ample Off-Road Parking
- Extended Open Plan Living And Dining Kitchen
- Potential To Modernise, Extend & Personalise

Poplars Birchenwood Road, Stoke-On-Trent ST6 5RP

An Individual Three-Bedroom, Two reception room Detached Bungalow Occupying a Substantial Plot with Extensive Gardens, Exceptional Parking and Exciting Potential for Further Development (STPP).

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Council Tax Band: B





Occupying a generous, established plot in a non-estate position along Birchenwood Road, this individual three-bedroom detached bungalow presents a rare opportunity for purchasers seeking a spacious home with tremendous potential for modernisation, extension and personalisation.

Although now offering scope for cosmetic updating, the property has clearly been well cared for and maintained over the years, being presented in exceptionally clean and tidy condition throughout. Benefitting from modern UPVC double glazing and a modern gas-fired central heating system, the bungalow provides an excellent starting point for purchasers wishing to create a home to their own individual specification.

The accommodation is surprisingly versatile and generously proportioned, currently offering three bedrooms, a separate lounge and an extended open plan living and dining kitchen, providing two distinct reception areas. This flexible arrangement also offers the possibility of creating a fourth bedroom, if required, making the property equally appealing to families seeking additional accommodation as well as those looking for the convenience of single-storey living.

Internally, the property retains some lovely original features, including traditional tiled flooring to the entrance porch and hallway, whilst the extended living accommodation provides an excellent opportunity to create a contemporary open plan kitchen, dining and family space.

Externally, the property really comes into its own. Set well back from the road behind gated access, with a pleasant, open outlook and no properties directly overlooking the frontage, an exceptionally spacious driveway provides extensive off-road parking for numerous vehicles, with ample room for a caravan or motorhome.

Established lawned gardens extend across the frontage and around the side of the bungalow, leading to a particularly impressive, extensive rear garden. Predominantly laid to lawn with mature hedgerow boundaries, established trees and an apple tree, the rear garden enjoys a pleasant open aspect beyond, further enhancing the sense of space and privacy. The substantial grounds offer tremendous scope for further landscaping, cultivation or the creation of outdoor entertaining areas.

The former detached garage has been demolished, although its original base remains, offering potential for a replacement garage, subject to any necessary consents.

Given the generous proportions of the plot, there is also exciting potential to substantially extend the existing accommodation, subject to obtaining the necessary planning permissions and building regulations approval. This presents an opportunity to create a considerably larger family home whilst retaining generous outside space.

Situated along Birchenwood Road in Kidsgrove, the property enjoys a convenient position for access to local schools, everyday amenities and neighbouring towns, making it a practical location for both families and those requiring good access to the surrounding area.

Offered for sale with no upward chain, this is an excellent opportunity to acquire a well-maintained, individual detached bungalow with adaptable accommodation, outstanding outside space, pleasant open aspects and enormous future potential, all within an established non-estate setting.

Early viewing is highly recommended to fully appreciate the size of the plot, flexibility of the accommodation and possibilities this property has to offer.

Entrance Porch
Having an original front entrance door, tiled flooring and a glazed door opening through to the entrance hall.

Entrance Hall
Having original red tiled flooring, radiator and access to the loft space.

Bedroom One
Having UPVC double glazed windows to the front aspect and radiator.

Lounge
Having UPVC double glazed windows to the front and side aspects, coving to the ceiling and radiator.

Bedroom Two
Having UPVC double glazed windows to the rear and side aspects and radiator.

Bedroom Three
Having a UPVC double glazed window to the rear aspect and radiator.

Extended Open Plan Living/ Dining Kitchen
A spacious, extended open plan living and dining kitchen, incorporating a defined lounge area with a UPVC double glazed obscure window to the side aspect, radiator and gas fire set within a chimney recess. Built-in cupboard housing the Vaillant gas-fired central heating boiler.

Kitchen Area
Having a range of fitted base units incorporating an inset one-and-a-half bowl single drainer sink unit, electric cooker point and UPVC double glazed windows to the rear and side aspects.

A rear vestibule provides access to the garden via a UPVC double glazed side entrance door and also benefits from access to the loft space.

Bathroom
Having a three-piece suite comprising a panelled bath with thermostatically controlled shower over, low-level WC and wash hand basin. Radiator, wood-effect vinyl flooring and UPVC double glazed obscure window to the side aspect.

Externally
The property occupies a generous plot, set well back from the road behind an extensive gated driveway providing an exceptional amount of off-road parking, ideal for multiple vehicles, a motorhome or caravan.

The frontage is complemented by a lawned garden with established trees, mature shrubs and planted borders, whilst the gardens extend around the side of the bungalow to a particularly impressive, extensive rear garden.

The rear garden is predominantly laid to lawn, with established hedgerow boundaries offering a good degree of privacy, together with mature trees, including an established apple tree. A pathway extends through the garden, which offers tremendous scope for landscaping, further cultivation or the creation of additional outdoor entertaining areas.

To the side of the property is the former site of a detached garage, which has since been demolished, although the original base remains, offering potential for the construction of a replacement garage, subject to any necessary consents.

The substantial plot also presents exciting potential for further extension or redevelopment of the existing bungalow, subject to the relevant planning permissions and building regulations, allowing prospective purchasers the opportunity to create a home tailored to their individual requirements.

The combination of extensive parking, generous gardens and future potential is undoubtedly one of the property's most appealing features.









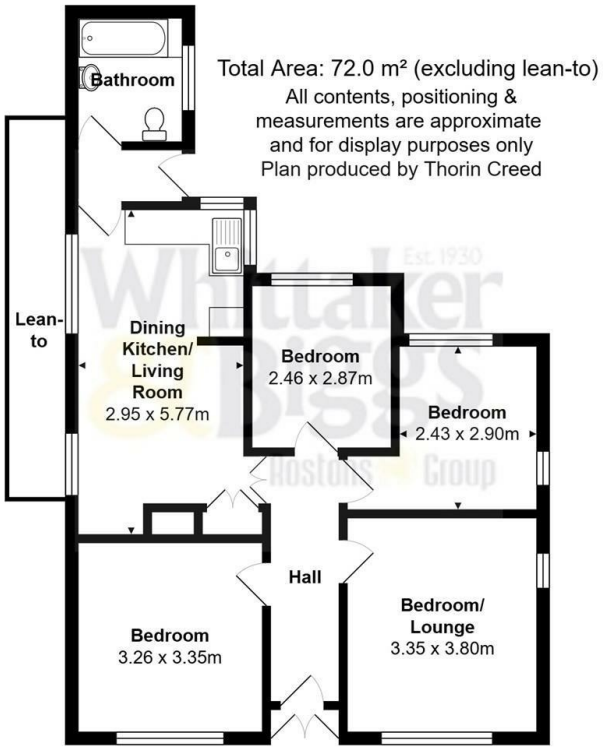


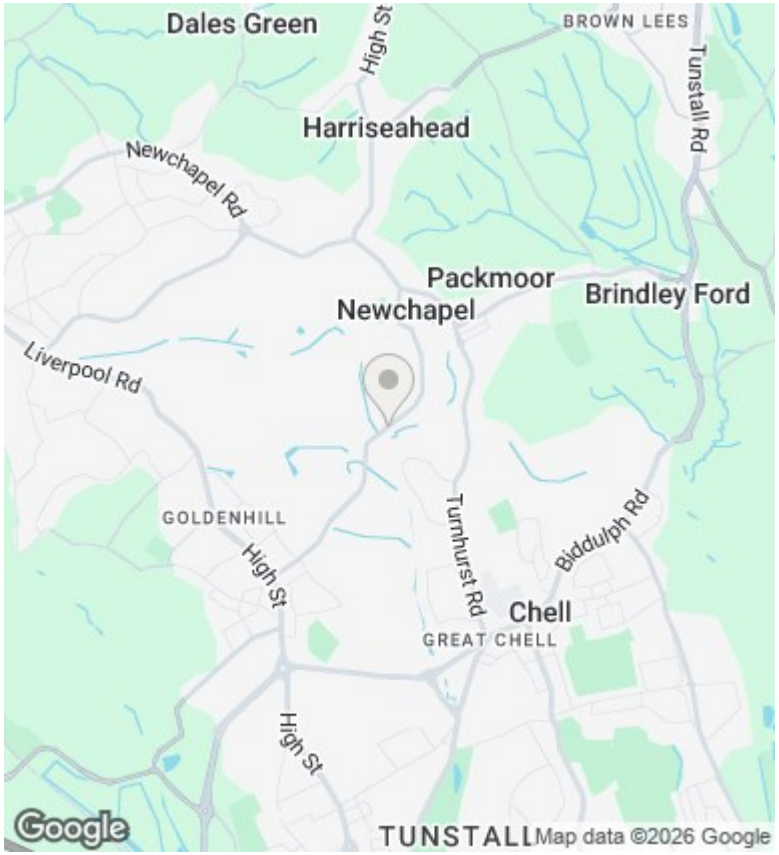












Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

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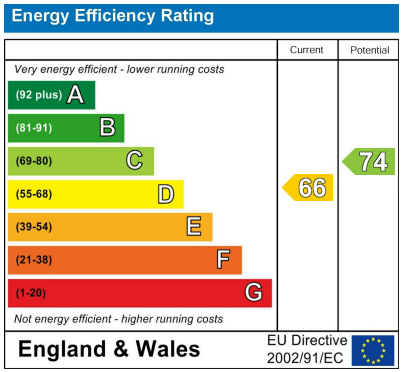


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