



**Plot 31 Birchwood Grove, Cheadle, Staffordshire ST10 1AP**  
**Offers around £439,950**



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

\*\*\*\*OVER £25,000 WORTH OF SAVINGS AVAILABLE\*\*\*\*

- £15,000+ of upgrades and extras already fitted
- Stamp Duty Paid up to £11,997.50
- An outstanding incentive package on a luxury family home

\*\*\*\*Five-Bedroom Detached Home | Augustus Fields by Walton Homes\*\*\*\*

An exceptional five-bedroom, three-storey detached family home, ideally positioned on a quiet corner plot within the highly regarded Augustus Fields development by Walton Homes.

Thoughtfully designed for modern family living, this spacious and elegant home offers generous accommodation throughout. The welcoming entrance hall leads via double doors into a bright and spacious lounge, enhanced by a feature bay window. To the rear of the property is the impressive open-plan kitchen, living and dining area, stretching across the width of the home and forming the true heart of the house. Glazed doors open directly onto the rear garden, creating a seamless indoor-outdoor space, while internal access to the garage adds everyday practicality. The first floor comprises a spacious principal bedroom with en-suite shower room, three further bedrooms, and a contemporary family bathroom. The second floor provides an additional fifth bedroom with Velux windows, a versatile dressing or landing area, and a further en-suite shower.



## 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 ambience, 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 ambience 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

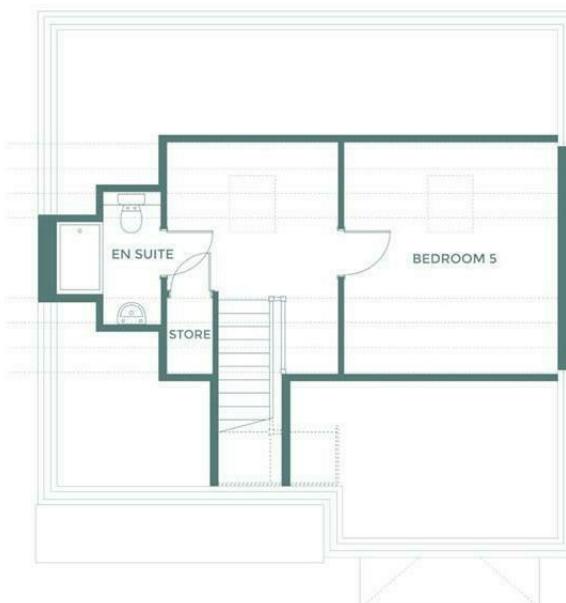
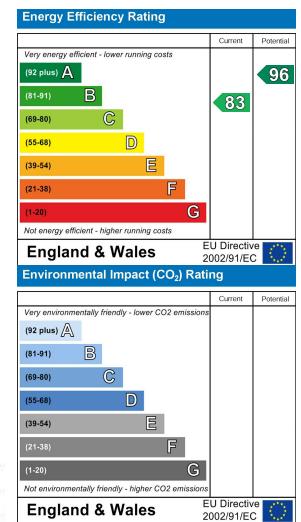
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

### 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.







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