



10 Bexhill Grove, Stoke-On-Trent – ST1 6SW

£160,000 Freehold

NO CHAIN • Versatile dormer bungalow • Entrance hall • Two bedrooms plus study • Detached garage • Popular location of Birches Head • Double glazing • Low-maintenance rear garden • Requiring selective modernisation

NO UPWARD CHAIN- This versatile two bedroom dormer bungalow presents an excellent opportunity for those seeking a property to make their own in the ever-popular location of Birches Head.

The property briefly comprises of; entrance hallway, lounge/diner, kitchen, bathroom, two bedrooms and a study (which could also be used as a guest bedroom).

The property benefits from double glazing throughout, ensuring energy efficiency and a detached garage provides secure parking or additional storage, enhancing the practicality of the home.

While the bungalow would benefit from selective modernisation, it offers an excellent canvas for buyers to create a personalised living space. The low-maintenance rear garden is ideal for those seeking a manageable outdoor area without the upkeep of extensive grounds.

Council Tax band: B

Tenure: Freehold



Front

Driveway to front of property with gated access to garage at rear. Flagged, low-maintenance front garden.

Entrance hallway

Cupboard and UPVC door to side.

Lounge/diner

15' 7" x 9' 7" (4.75m x 2.92m)

Radiator, gas fire and double glazed window to front.

Kitchen

8' 3" x 5' 8" (2.52m x 1.73m)

Range of wall and base units with preparation work surfaces. Space for appliances, storage cupboard and double glazed window to front.

Inner hallway**Bathroom**

6' 0" x 5' 9" (1.83m x 1.75m)

Three piece suite comprising of; W.C, sink and panelled bath with shower over. Tiled walls, radiator and double glazed window to side.

Bedroom two

8' 8" x 9' 6" (2.64m x 2.90m)

Radiator and double glazed window to rear.

Study/Guest bedroom

13' 0" x 8' 7" (3.96m x 2.62m)

Radiator, stairs to first floor and double glazed window to rear.

Master bedroom (first floor)

13' 6" x 12' 8" (4.12m x 3.86m)

Radiator, storage cupboard, access to eaves (which could be boarded for more storage) and double glazed window to rear.

Garage

15' 3" x 8' 0" (4.65m x 2.44m)

Electric lighting and up-and-over door to front.

Rear

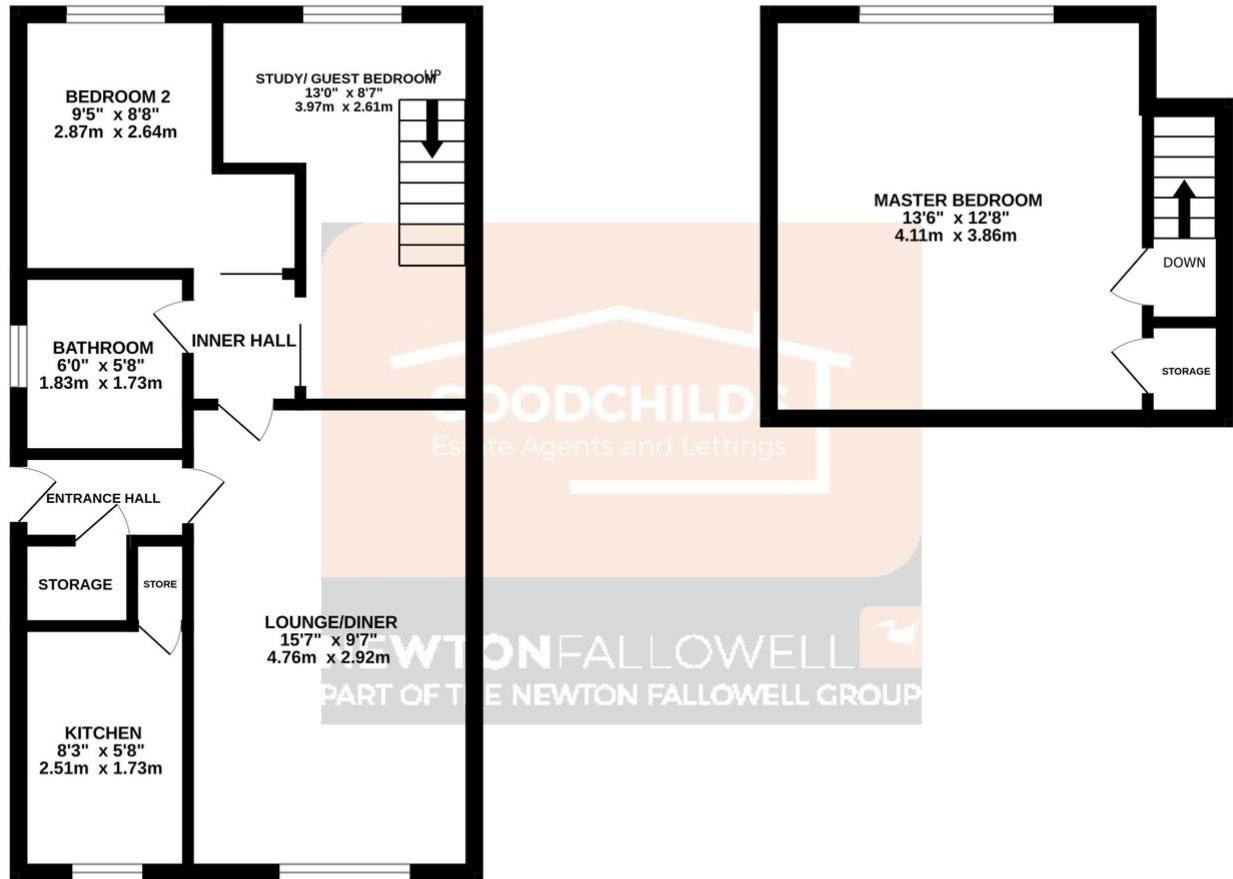
Rear garden with wooden pergola, flagged seating space and greenhouse.





GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.

1ST FLOOR
197 sq.ft. (18.3 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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