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Energy performance certificate (EPC)

50 Birch Road
Congleton
Cheshire

Energy rating: C
Valid until: 11 November 2030

Property type: Detached house
Total floor area: 181 square metres

Rules on letting this property

Properties can be let if they have an energy rating from E to C.
You can read guidance for landlords on the regulations and exemptions [here](#). [View more on the government website](#).

Energy rating and score

This property's energy rating is C. It has the potential to be C.
[See how to improve this property's energy efficiency](#).

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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50 Birch Road
Congleton, Cheshire CW12 4NR
Selling Price: £595,000

- EXTENSIVELY RENOVATED AND REMODELLED EXECUTIVE HOME
- STUNNING OPEN PLAN LIVING/DINING/KITCHEN WITH HIGH SPEC UNITS
- BI FOLDING WINDOWS OPENING ONTO REAR PATIO AND GARDEN
- SPACIOUS LOUNGE WITH FAMILY/DINING AREA PLUS STUDY
- GROUND FLOOR DOUBLE BEDROOM WITH PRIVATE EN SUITE
- THREE FIRST FLOOR DOUBLE BEDROOMS & LUXURY BATHROOM
- OFF ROAD PARKING FOR UP TO THREE VEHICLES
- WELL MAINTAINED FRONT AND REAR GARDENS WITH PATIO AREAS
- LOCATED IN HIGHLY SOUGHT AFTER WEST HEATH AREA

A viewing is strongly recommended to fully appreciate the exceptional quality and finish of this extensively renovated and remodelled executive residence.

Please refer to the accompanying photographs, video tour and floorplan, and arrange your viewing promptly to avoid disappointment.

At the heart of this impressive home is a stunning open-plan living, dining and kitchen area, featuring high-specification units and bi-folding windows that open seamlessly onto the rear patio and garden.

The ground-floor accommodation flows effortlessly from this central space. The hall provides access to a study, cloakroom/WC and the front entrance porch. There is a spacious lounge with family dining area, a large utility room and a generous ground-floor double bedroom with its own en-suite—ideal for a dependent relative or those requiring ground-floor living.

The first-floor landing leads to three further double bedrooms, two of which benefit from fitted wardrobes, in addition to a luxurious family bathroom.

The layout offers superb flexibility, with all rooms suitable for a variety of uses depending on lifestyle needs.



Externally, the property enjoys beautifully maintained gardens. The front provides a lawned area and off-road parking for up to three vehicles. The rear garden is fully enclosed and features patio areas and well-kept lawns, creating an excellent environment for outdoor relaxation and entertaining.

Situated in the highly sought-after area of West Heath, the property is just a short walk from well-regarded schools and the West Heath Shopping Centre, which offers a range of retail outlets, eateries, a pharmacy and a public house.

The location also provides excellent transport links, with immediate access to the main route to the M6 motorway (approximately six miles west). Manchester Airport is around seventeen miles north and is easily accessible by road.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite front door to porch. Tiled floor. Door to hall.

PORCH 7' 0" x 6' 6" (2.13m x 1.98m) :

HALL 12' 2" x 7' 0" (3.71m x 2.13m) : Quality wood effect flooring. Radiator. Stairs. Doors to principle rooms.

CLOAKROOM : White suite comprising: low level W.C., and wash hand basin set in vanity unit. Tongue and groove boarding to half height. Tiled floor.

LOUNGE 17' 5" x 12' 4" (5.30m x 3.76m) : PVCu double glazed windows to front and side aspect. Feature fireplace. Radiator.



FAMILY/ DINING ROOM 11' 0" x 10' 6" (3.35m x 3.20m) : PVCu double glazed window. Radiator. Door to:

OPEN PLAN LIVING DINING KITCHEN 22' 0" x 21' 3" (6.70m x 6.47m) : Bi-folding door to rear patio and garden to other. PVCu double glazed windows. Large roof light. Top quality kitchen with bevelled quartz working surfaces with inset sink. Integrated dishwasher, wine cooler and fridge freezer and microwave. Stunning media wall.

GROUND FLOOR BEDROOM 1 18' 0" x 8' 11" (5.48m x 2.72m) : PVCu double glazed window to rear aspect. Radiator. Fitted cupboards. Door to:

EN SUITE : PVCu double glazed opaque window. White suite comprising: low level W.C., wash hand basin in vanity unit and double sized shower enclosure. Part tiled walls and floor. Towel rail/radiator.

STUDY 11' 11" x 9' 5" (3.63m x 2.87m) : PVCu double glazed window. Timber effect flooring. Radiator. Feature timber clad panelling to one wall.

UTILITY 9' 3" x 8' 0" (2.82m x 2.44m) : Fitted with base and eye level units. Tiled to splashbacks. Inset drainer. Tiled floor. Gas central heating boiler. Plumbing and space for washing machine and dryer. PVCu double glazed door to outside.

First Floor :

LANDING : PVCu double glazed opaque window to side aspect. Eaves storage. Linen cupboard. Access to roof space. Doors to all rooms.

BEDROOM 2 10' 9" x 14' 2" (3.27m x 4.31m) into wardrobes : PVCu double glazed window. Radiator. Full height quality fitted wardrobes with drawers and space for TV.

BEDROOM 3 10' 8" x 12' 6" (3.25m x 3.81m) into wardrobes : PVCu double glazed window. Radiator. Double fitted wardrobes.



BATHROOM 5' 9" x 11' 0" (1.75m x 3.35m) : PVCu double glazed opaque window. White suite comprising low level W.C., wash hand basin set in vanity unit and 'P' shaped spa jetted bath with shower screen and shower over. Heated towel rail/radiator. Fully tiled walls and floor.

Outside :

FRONT : Large tarmac driveway providing off road parking for 3 cars with lawn to the side of the driveway.

GARAGE 12' 3" x 9' 0" (3.73m x 2.74m) : Double doors. Power and light. Pedestrian door to the side of the property.

SIDE : Paths leading to the rear.

REAR : Fully enclosed having large patio/alfresco areas and shaped lawn.

TENURE : Freehold (subject to solicitors verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN.**

TAX BAND: E

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV: CW12 4NR

