



STEPHENSON BROWNE

Beech Close, Congleton

CW12 4YL



**Offers Over
£400,000**

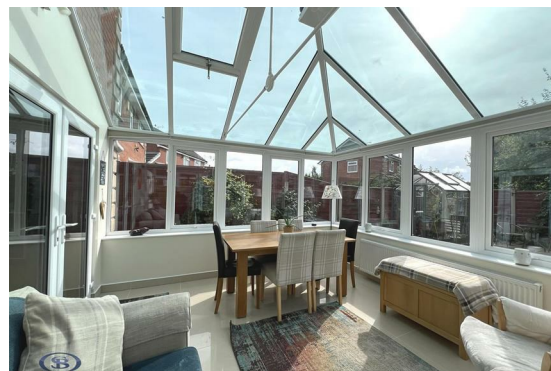
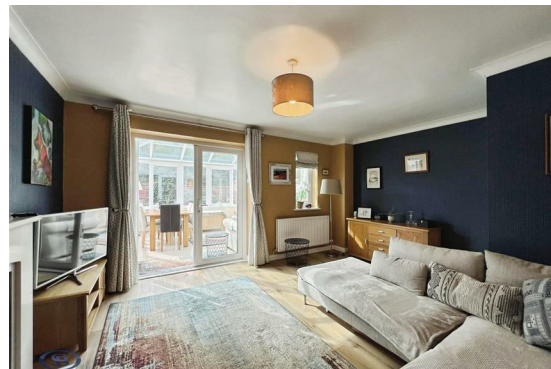
DESCRIPTION

Set within a desirable cul-de-sac in the ever-popular West Heath area of Congleton, this beautifully presented four-bedroom detached home offers superb family living, versatile accommodation and a peaceful setting backing onto open, mature greenery.

Ideally located close to highly regarded schools, West Heath Shopping Precinct and scenic countryside walks, the property combines everyday convenience with a wonderful sense of community. The surrounding green spaces and nearby walkways make this an ideal location for dog walkers and those seeking a quieter lifestyle.

The accommodation comprises a welcoming entrance hall with downstairs WC, a contemporary open-plan kitchen with integrated appliances and French doors opening onto the garden, flowing into a versatile sitting/dining area. A generous lounge provides an excellent space for relaxation and leads into a substantial brick-built conservatory, flooded with natural light and enjoying views over the garden and greenery beyond.

To the first floor are four well-proportioned bedrooms, including a principal suite with fitted wardrobes, additional storage and an en suite, whilst a family bathroom serves the



remaining accommodation.

Externally, a large driveway provides ample off-road parking and leads to an attached garage, complemented by an EV charging point. The beautifully maintained rear garden is a particular highlight, featuring a paved terrace, well-kept lawn, mature planting, greenhouse and timber shed. Beyond, established greenery creates a wonderful sense of privacy and tranquillity. An insulated summer house, only two years old and currently used as an art studio, offers excellent flexibility as a home office, hobby room or year-round retreat.

Further enhancing the home's appeal are fully owned solar panels, helping to reduce running costs and improve energy efficiency. Lovingly maintained and presented in immaculate condition throughout, this is a rare opportunity to acquire a truly turnkey family home!



Tenure

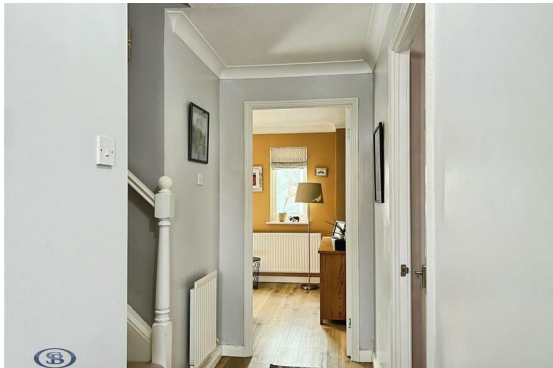
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.





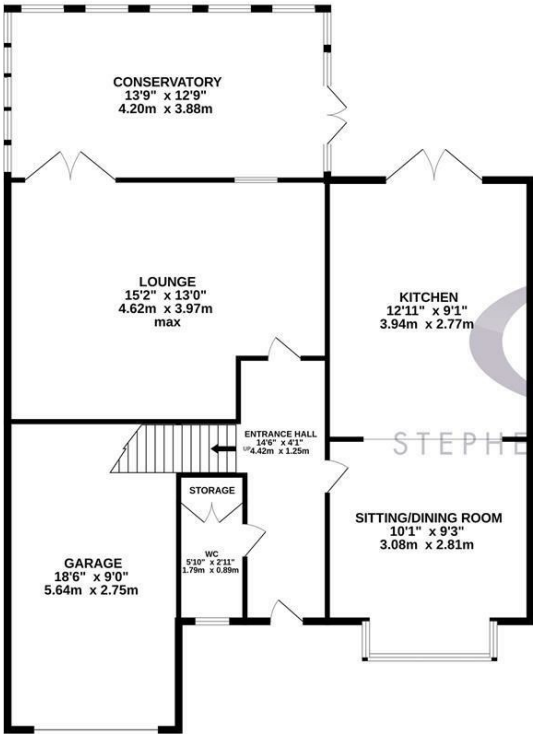
STEPHENSON BROWNE



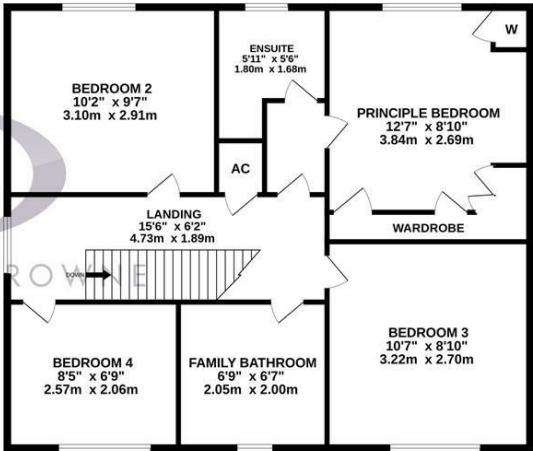


Floorplans

GROUND FLOOR



1ST FLOOR



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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Area Map



EPC Rating

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 		England & Wales	EU Directive 2002/91/EC 	

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