



*jordan fishwick*

8 Birchwood Drive, SK9 2RL  
Guide Price £749,950

# Birchwood Drive Wilmslow SK9 2RL

Guide Price £749,950

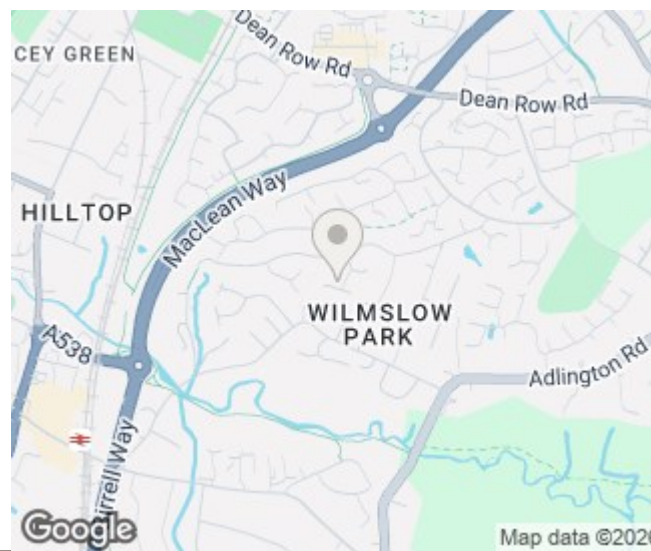



Constructed by reputable local house builder Jones Homes this spacious, executive detached Four/Five bedroom property is located on the ever popular Summerfields development in Wilmslow, occupying a corner position and benefiting from a converted double garage. The property is within close proximity of the Bollin Valley and Wilmslow town centre, which offers a variety of local amenities and a train station offering direct links to Manchester City Centre and London Euston. The property offers spacious family accommodation and enjoys a private and mature rear garden. Being positioned on a popular cul-de-sac this attractive Cheshire brick detached property comprises in brief: an internal entrance hallway providing access to a well-proportioned living room with feature fireplace. There is a spacious and stylish open plan kitchen diner boasting a modern and contemporary fitted two toned quality kitchen. Fitted with several quality integrated appliances the kitchen benefits from a double oven with separate warming drawer, integrated dishwasher and 'Quooker' hot tap. A set of UPVC double glazed patio doors provide views and access to the rear garden and a further internal door provides access to a useful second reception room, currently a home office. A utility room provides access to the downstairs WC and is fitted with base and eye level storage units having space for a washing machine and tumble dryer. Furthermore, to the ground floor there is a converted double garage which provides further versatile living space, currently split into a living room, additional bedroom (bedroom five) and storage room. Located on the first floor the landing provides access to four bedrooms and a stylish family bathroom. The principal bedroom benefits from a modern ensuite shower room. Externally to the front of the property there is a driveway providing off-road parking for several vehicles, a well maintained lawned front area.

The rear garden is enclosed and private being laid mainly to lawn, with a blocked paved patio, timber shed and an external water supply.



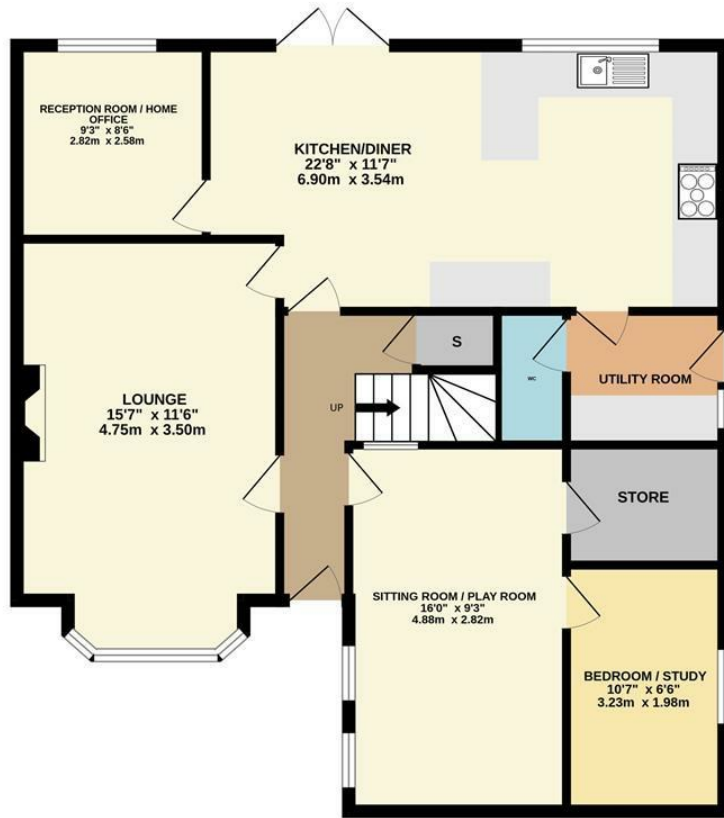
- Executive Detached Property
- Four Bedrooms
- Corner Position
- Converted Garage
- Modern Ensuite and family Bathroom
- Off road parking
- Private rear garden
- Stylish open plan kitchen diner
- Popular Location



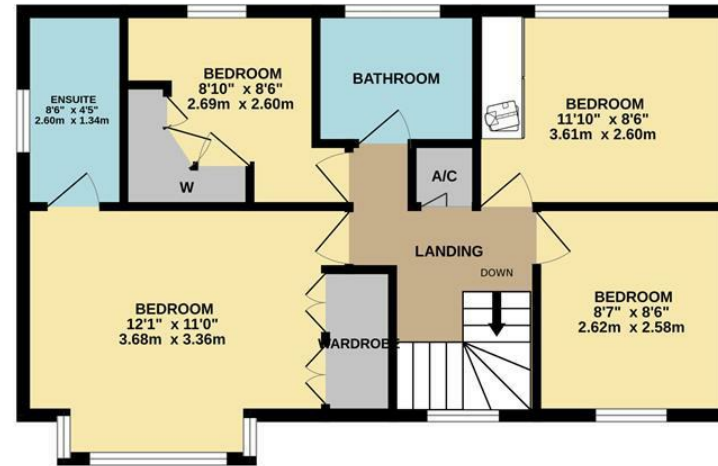
| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             | <b>82</b> |
| (69-80) <b>C</b>                            | <b>73</b>                                                                                                   |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

36-38 Alderley Road, Wilmslow SK91JX  
**01625 532000**

wilmslow@jordanfishwick.co.uk  
www.jordanfishwick.co.uk