



## 2 Birchenwood Way

ST7 4GL

**Offers Over £400,000**



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STEPHENSON BROWNE

An extended FIVE BEDROOM detached family home, with a DETACHED DOUBLE GARAGE! A rare opportunity to purchase a sizeable executive family home, with all the accommodation needed for a growing family!

An entrance lobby leads to the office, with an inner hallway leading to the downstairs W/C, open-plan kitchen/dining space and the lounge, with a further sitting room featuring a recessed fireplace with a wood-burning stove. Upstairs, there are five bedrooms, with the principal bedroom benefitting from an en-suite shower room. There is also a family bathroom comprising a W/C, wash basin, bath and separate shower cubicle.

Ample off-road parking is provided via a tarmac driveway and a brick-built detached double garage, with gated access from the road. The delightful rear garden features patio and lawned areas with border shrubs, with woodland adjacent and creating an idyllic space to enjoy the best of the summer weather!

Situated on Birchenwood Way, the property is nestled amongst green space including Birchenwood Country Park and the former Goldenhill Golf Course, whilst retaining excellent transport links to commuting routes such as the M6, A500 and A34. The wealth of amenities within Kidsgrove and Alsager are also within easy reach.

A deceptively spacious family home in a fantastic position! Please contact Stephenson Browne to arrange your viewing.



## ACCOMMODATION

### GROUND FLOOR

#### LOBBY

9'0" x 5'11"

Composite front door, UPVC double glazed window, tiled flooring, downlights, radiator.

#### HALL

Tiled flooring, downlights, radiator.

#### DOWNSTAIRS W/C

Tiled flooring, ceiling light point, radiator, W/C, wash basin.

#### LOUNGE

14'2" x 13'10"

Laminate flooring, UPVC double glazed French doors leading to the rear garden, downlights, two radiators, double doors opening into;

#### SITTING ROOM

20'10" x 9'7"

Fitted carpet, UPVC double glazed window, downlights, two radiators, recessed fireplace with wood-burning stove.

#### KITCHEN AREA

18'4" x 11'6"

Laminate flooring, two UPVC double glazed windows and rear door, downlights, Quartz work surfaces, chrome tall radiator, wall and base units providing ample storage, integrated double oven, gas hobs, dishwasher, space and plumbing for appliances, Worcester gas central heating boiler.

#### DINING AREA

14'3" x 9'1"

Laminate flooring, UPVC double glazed window, ceiling light point and downlights, radiator.

#### OFFICE

11'10" x 5'11"

Laminate flooring, UPVC double glazed window, downlights, radiator.

### FIRST FLOOR

#### LANDING

11'5" x 11'3"

A galleried landing with glass balustrade, UPVC double glazed window, downlights, storage cupboard, loft access.



### **BEDROOM ONE**

14'2" x 11'8"  
Fitted carpet, UPVC double glazed window, downlights, radiator, fitted wardrobes.

### **EN-SUITE SHOWER ROOM**

8'2" x 3'3"  
Laminate flooring, UPVC double glazed window, downlights, extractor fan, radiator, W/C, wash basin, shower cubicle.

### **BEDROOM TWO**

13'0" x 9'7"  
To fitted wardrobes - Laminate flooring, UPVC double glazed window, downlights, radiator.

### **BEDROOM THREE**

12'7" x 9'8"  
Fitted carpet, UPVC double glazed window, downlights, radiator, fitted wardrobes.

### **BEDROOM FOUR**

8'10" x 7'6"  
Fitted carpet, UPVC double glazed window, downlights, radiator.

### **BEDROOM FIVE**

9'3" x 6'9"  
Laminate flooring, UPVC double glazed window, downlights, radiator.

### **BATHROOM**

9'7" x 7'5"  
Laminate flooring, UPVC double glazed window, downlights, chrome towel radiator, part tiled walls, W/C, wash basin, bath, separate shower cubicle.

### **DETACHED DOUBLE GARAGE**

A brick-built detached double garage with Up and Over garage door.

### **OUTSIDE**

To the front of the property is a tarmac driveway providing ample off-road parking for multiple vehicles, with a small lawn and border shrubs, with gated access. The rear garden features patio and lawned areas with border shrubs, offering a good degree of privacy with woodland adjacent.

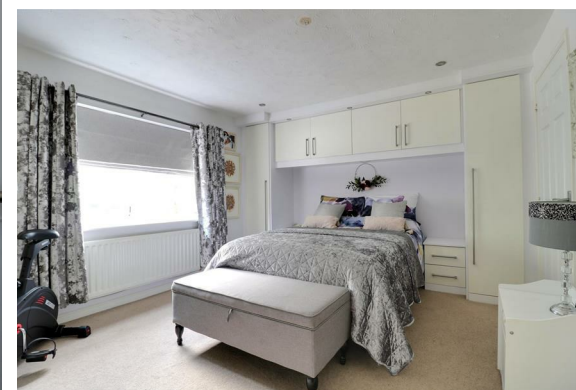
### **Council Tax Band**

The council tax band for this property is F.

### **NB: Tenure**

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**



The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.



## Floor Plan



## Area Map



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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