



5 Diana Road Birches Head, Stoke-On-Trent, ST1 6RS

BANG!! The gun is fired and the race has begun, its getting tense as competitors approach the finish line, but there is one clear winner! This stunning detached property on the extremely popular Birches Head estate. Immaculate throughout, the accommodation on offer comprises of a spacious lounge, modern fitted kitchen/diner, three great sized bedrooms and a family bathroom. Externally, the property benefits from off road parking with a garage and the rear garden is landscaped and fully enclosed. Located on the popular Birches Head estate close to local amenities, schooling and commuter links to the main town centre. No photo finish check required here, this home is an outstanding winner. Call to book your viewing today.

£210,000

5 Diana Road

Birches Head, Stoke-On-Trent, ST1 6RS



- IMMACULATE DETACHED PROPERTY • SPACIOUS LOUNGE
- THREE GOOD SIZED BEDROOMS • CONTEMPORARY BATHROOM
- OFF ROAD PARKING AND GARAGE • EARLY VIEWING A MUST
- MODERN FITTED KITCHEN/DINER
- MANICURED GARDENS
- POPULAR LOCATION WITH NEARBY SHOPS AND SCHOOLS

Entrance Hall

A door opens to the front aspect couple with a double glazed window to the side. Radiator and stairs to the first floor.

Lounge

15'0" x 11'1" (4.58 x 3.40)

A double glazed bay window looks out to the front aspect. Gas fireplace and two radiators.

Kitchen/Diner

14'7" x 8'11" (4.45 x 2.72)

A double glazed window looks out to the rear aspect, coupled with UPVC patio doors opening to the rear garden. Fitted with a range of wall and base storage units, with inset stainless steel sink and drainer and coordinating work surface areas. Electric oven with gas hob, and cooker hood above, plumbing and space for a washing machine, tumble dryer and fridge/freezer. Cupboard housing boiler, partly tiled walls,

ceiling spotlights and radiator.

Door to under-stair storage cupboard.

First Floor Landing

A double glazed window looks out to the side aspect and loft access hatch.

Bedroom One

13'11" x 8'1" (4.25 x 2.48)

A double glazed window looks out to the front aspect. Radiator.

Bedroom Two

10'2" x 8'0" (3.11 x 2.46)

A double glazed window looks out to the rear aspect. Radiator.

Bedroom Three

10'5" x 6'1" (3.19 x 1.86)

A double glazed window looks out to the front aspect. Radiator and cupboard housing hot water tank.

Bathroom

6'2" x 6'0" (1.90 x 1.84)

A double glazed window looks

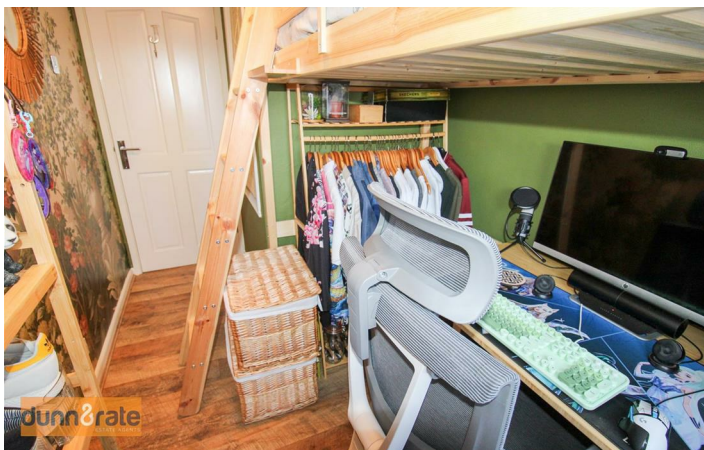
out to the rear aspect. Fitted suite comprising of bath with shower over head, Low Level WC and wash hand basin. Fully tiled walls and floors with towel radiator.

Exterior

The front garden is laid to lawn, a paved garden pathway to the front of the house and a pathway leads to the side of the house. The rear garden has lawned areas, a paved patio and path leading to the garage and parking to the rear of the property.

Garage

A brick detached garage with a side access door, with the parking in-front and to the side, belonging to this property.



Floor Plan



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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