



18 Birchover Way, Stoke-On-Trent, ST6 6UJ

£225,000

- Extended Two Bedroom Semi-Detached Bungalow
- High-Specification Kitchen
- Solar Panels, CCTV Surveillance & ADB Internal & External Alarm System
- No Upward Chain
- Cul-De-Sac Position On The Cusp Of Fields
- Spacious Lounge With Modern Electric Fire
- Off-Road Parking With Wrought Iron Gated Access And Covered Carport
- Immaculately Maintained With A No Expense Spared Approach
- Additional Rear Garden Room Extension
- Located Close To Chatterley Whitfield Heritage Park & Biddulph Valley Walkway

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Situated within the highly regarded Wedgwood Park Estate, this substantially extended two double bedroom semi-detached bungalow occupies a pleasant cul-de-sac position on the cusp of open fields, offering an enviable combination of privacy, convenience and beautifully maintained surroundings. The property takes a no expense spared approach and is ideally located close to the picturesque Chatterley Whitfield Heritage Park and Biddulph Valley Walkway, providing excellent opportunities for countryside walks and outdoor leisure.



Council Tax Band: B



This exceptional home has been meticulously improved and immaculately maintained by the current owners, creating a truly turnkey property finished to an impressive specification throughout.

From the moment you arrive, the property immediately stands out with outstanding kerb appeal, benefitting from an extensive imprinted concrete driveway providing generous off-road parking, secure wrought iron gated access and a covered carport leading to the detached garage with electric remote-controlled roller shutter door. The home further benefits from solar panels, CCTV surveillance system and a comprehensive ADB internal and external alarm system, with both the garage and rear shed individually alarmed for additional peace of mind.

Internally, the property continues to impress with beautifully presented accommodation enhanced by modern décor, quality fixtures, and an abundance of thoughtful extras including Hive heating controls, Bose speaker systems, recessed LED lighting and upgraded finishes throughout.

The stylish high-specification kitchen is fitted with an attractive range of quality high-gloss units complemented by black granite work surfaces and a range of integrated Bosch appliances including double oven, combination microwave, induction hob, fridge and separate freezer. Additional features include under-cupboard lighting, illuminated display cabinetry, kickboard lighting and contemporary tiled finishes creating a sleek and practical entertaining space.

The spacious lounge provides a superb main reception room, beautifully decorated and centred around a modern electric fire set within a polished stone fireplace, whilst the additional rear garden room extension offers versatile extra living accommodation enjoying delightful views over the landscaped gardens.

Both bedrooms are generous double rooms, with the principal bedroom benefitting from fitted sliding wardrobes, recessed lighting features and direct access into the additional garden room, creating a wonderful private retreat overlooking the rear gardens.

A standout feature of the home is the luxurious contemporary shower room, finished to an exceptional standard with striking marble-effect panelling, walk-in rainfall shower, vanity storage, concealed WC system and premium fittings throughout, delivering a true boutique hotel feel.

Externally, the rear gardens have been landscaped for low-maintenance enjoyment and privacy, featuring artificial lawn, decorative paving, mature hedge borders and feature fountain areas, creating a peaceful and highly usable outdoor environment ideal for relaxing or entertaining.

This is a rare opportunity to acquire a highly upgraded and extensively enhanced bungalow offering security, efficiency, style and practicality in equal measure, all within one of the area's most sought-after residential locations.

Kitchen

8'11" x 11'8"

Fitted with a comprehensive range of quality high-gloss wall and base units with black granite work surfaces over, incorporating a composite black sink unit with mixer tap. A range of quality integrated Bosch appliances includes a double oven with combination grill, integrated microwave oven, four-ring induction hob with chimney-style stainless steel extractor fan over, integrated fridge and separate freezer. Plumbing for washing machine and dishwasher, together with space for a tumble dryer.

Additional features include splashback-effect tiling, tiled flooring, under-cupboard lighting, glazed display cabinet with lighting, lighting to kickboards, kickback heater, modern tall-standing radiator and recessed LED lighting set within a clad ceiling incorporating a Bose speaker system. UPVC dual-aspect double glazed windows to the front and side elevations, built-in storage system, Hive heating controls, cupboard concealing electricity meters and composite side entrance door.

Lounge

17'2" x 15'7"

A spacious reception room enjoying dual-aspect windows to the front elevation, including a box bay window. Featuring a modern electric fire set within a polished stone surround fireplace, wall-mounted TV point, wall light points, Bose speaker system, coving and LED ceiling lighting. Radiators throughout.

Hallway

Having recessed LED lighting set within a clad ceiling, access to loft space, Hive heating controls and alarm control panel.

Luxury Shower Room

6'8" x 8'5" reducing to 5'4"

Beautifully appointed with a walk-in shower cubicle incorporating twin shower fittings with fixed rainfall-effect shower head and detachable additional shower attachment, fold-out shower seat, soak-away flooring and bifold glazed shower doors.

Fitted with a range of quality grey gloss cabinetry with quartz work surface incorporating wash hand basin with vanity storage beneath and chrome fittings, together with a suspended WC with concealed cistern system. Contemporary marble-effect wall panelling, UPVC double glazed obscured window to the side elevation, UPVC clad ceiling with recessed LED lighting, extractor fan, illuminated mirror and shaver point. Tiled flooring throughout.

Bedroom One

17'4" x 10'2"

A double bedroom having fitted wardrobes and matching bedroom furniture, radiator and UPVC double glazed window overlooking the rear garden. Tastefully decorated throughout.

Bedroom Two

17'4" into wardrobe x 10'2"

Having a fitted wardrobe to one wall with sliding doors, incorporating built-in shelving and storage. Recessed colour-change lighting to wardrobe perimeter, LED lighting, radiators and internal privacy glazed window. UPVC double glazed French doors provide access into the garden room. Hive heating and alarm controls.

Garden Room

14'1" x 8'2"

A versatile additional reception space enjoying twin privacy double glazed windows overlooking the private rear gardens. UPVC double glazed French doors with full-length side panelling provide access onto the driveway. Having radiators, recessed LED lighting and mains-fitted lantern-style ceiling light.

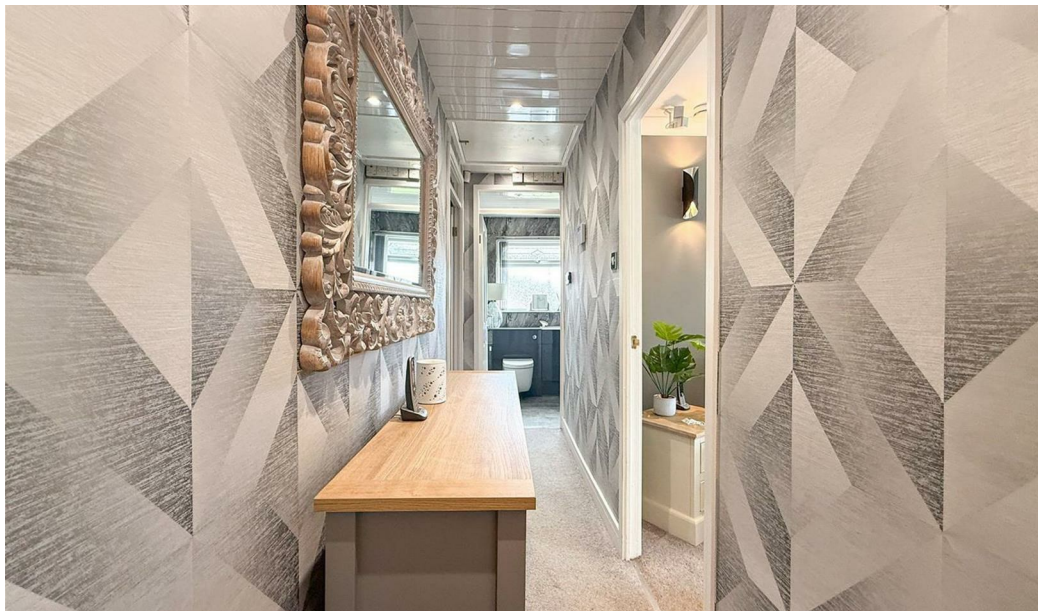
Externally

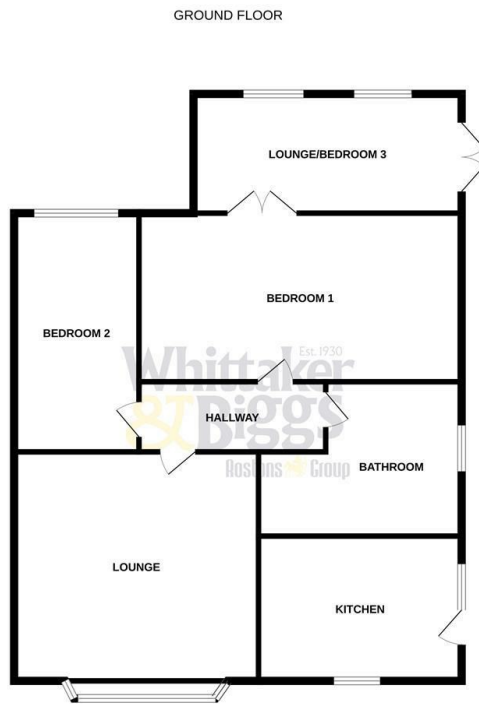
Occupying an enviable cul-de-sac position, this beautifully maintained and extensively enhanced bungalow enjoys impressive kerb appeal with a large extended imprinted concrete driveway providing ample off-road parking, together with secure wrought iron gated access leading to a covered carport area and detached garage with electric remote-controlled roller shutter door.

The front gardens have been thoughtfully landscaped for ease of maintenance and feature decorative stone borders, established shrubs and feature lighting, all enclosed by contemporary fencing. The property further benefits from solar panels, CCTV surveillance system and a comprehensive ADB security and alarm system serving both the interior and exterior of the home. In addition, both the garage and rear timber shed are alarmed for added peace of mind.

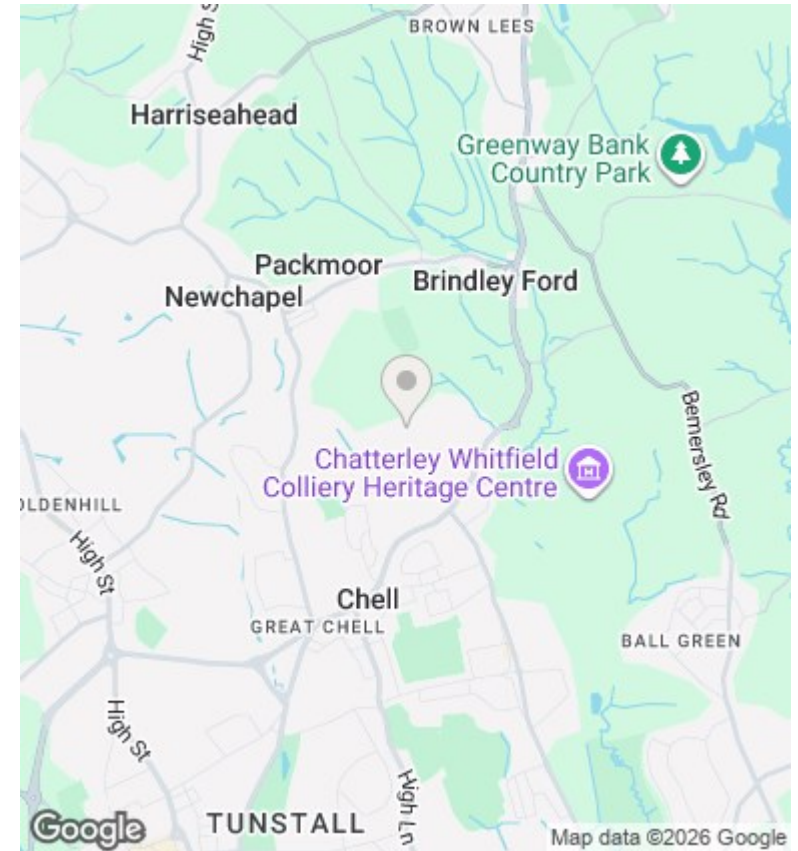
To the rear, the property enjoys a private enclosed garden designed for low maintenance living and outdoor entertaining, having decorative paved seating areas, artificial lawn, mature hedge boundaries and an attractive feature fountain creating a tranquil setting. A substantial additional garden room extension provides versatile external accommodation, whilst the timber shed offers useful storage space. External lighting and security features continue throughout the rear garden, complementing the property's high-specification finish.







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 misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency on the ground.
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Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	87	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	