

STEPHENSON BROWNE

Cheltenham Grove, Birches Head, Stoke-On-Trent

ST1 6SD

3 1 2

Offers Over £220,000

DESCRIPTION

Situated in the sought-after area of Birches Head, this exceptional three-bedroom semi-detached home offers stylish, spacious and versatile accommodation, ideal for growing families, professionals and those seeking dedicated work-from-home space. To the front, the property benefits from ample off-road parking for up to four vehicles, together with the added convenience of an electric vehicle charging point.

A useful entrance porch welcomes you into the property before leading through to a bright entrance hall, providing access to the first floor and the attractive bay-fronted living room. The living room enjoys plenty of natural light, creating a warm and inviting atmosphere. To the rear of the property is a superb open-plan kitchen dining area, finished to a high standard and incorporating integrated appliances, ample storage and a central breakfast island, making it the perfect space for everyday living and entertaining alike. An extension enhances the accommodation further, with sliding doors opening onto the landscaped rear garden.

Designed for low maintenance, the garden features artificial lawn, composite decking and LED lighting, creating an ideal environment for relaxing and socialising. The standout feature is undoubtedly the impressive garden room conversion, completed approximately three years ago. Benefitting from electrics, an electric heater, separate storage room and W.C., this highly adaptable space could serve as a gym, home office, entertainment room, studio or potential annexe.

Upstairs, a bright landing with side window leads to three well-proportioned bedrooms, each featuring built-in wardrobes, together with a contemporary shower room. Beautifully presented throughout, this superb

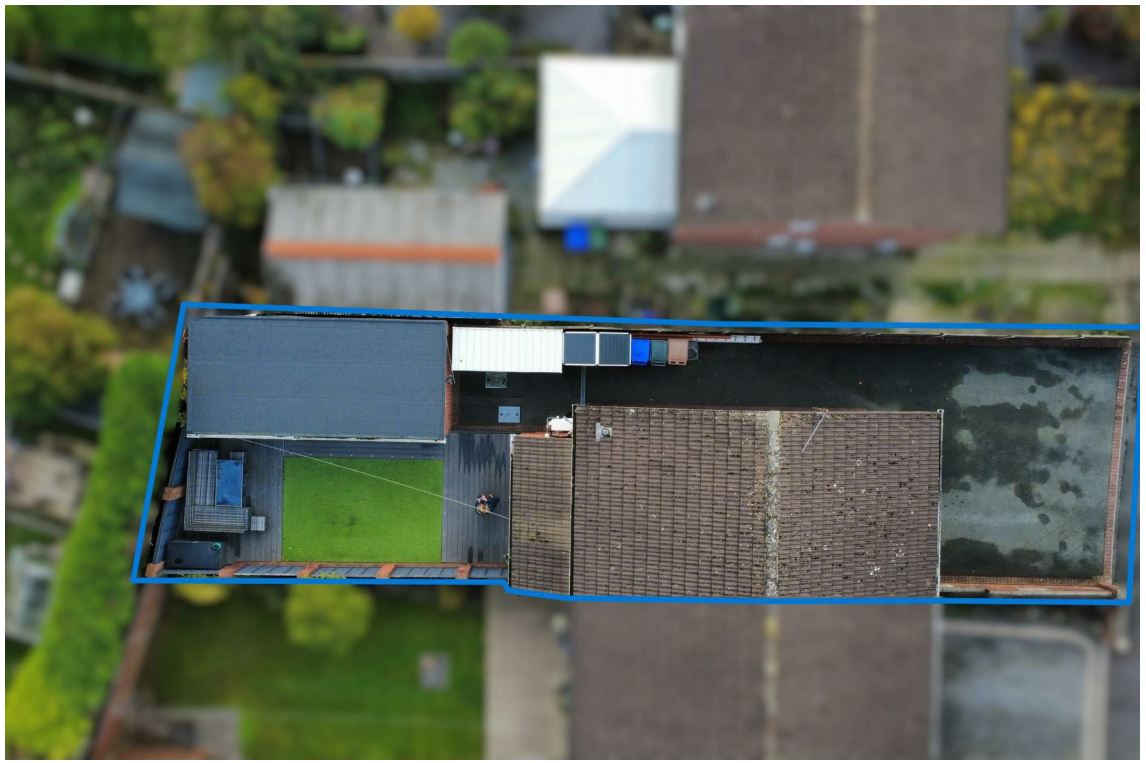












home is ready to move straight into and must be viewed to be fully appreciated.

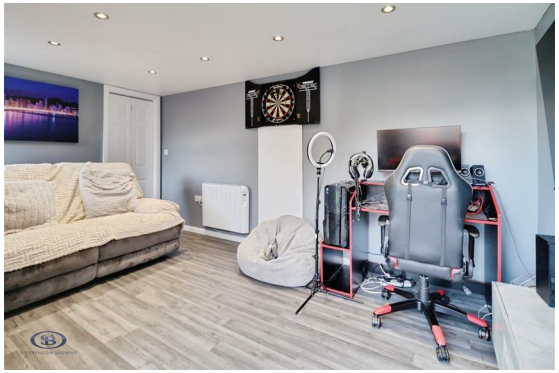












ROOM DESCRIPTIONS

Ground Floor

Porch

Entrance Way

Living Room
14'8" x 10'8"

Kitchen/Dining Space
14'6" x 15'5"

Garden Room (Garage Conversion)
14'8" x 8'7"

W.C.
3'1" x 2'6"

Storage Room
6'1" x 3'1"

First Floor

Bedroom One
13'9" x 8'1"

Bedroom Two
10'4" x 8'1"

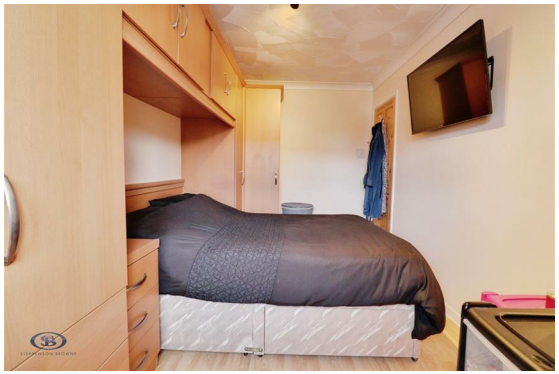
Bedroom Three
10'3" x 6'6"

Shower Room
6'6" x 6'2"

Stephenson Browne AML Disclosure
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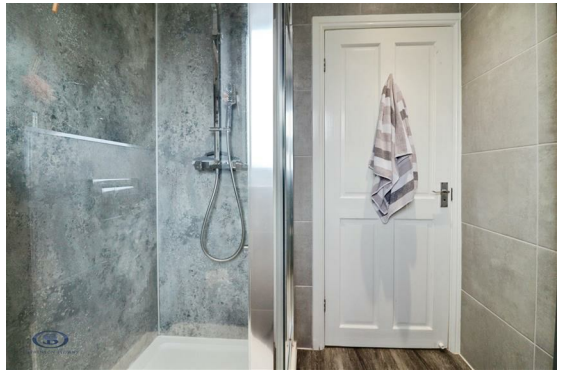








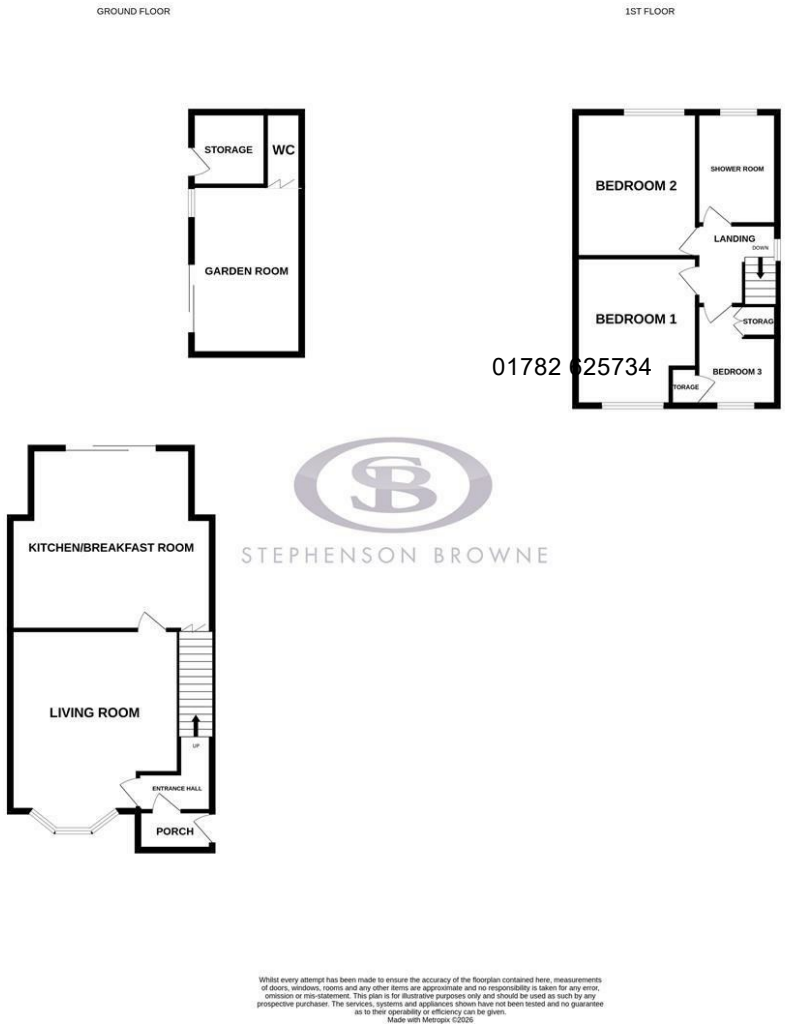








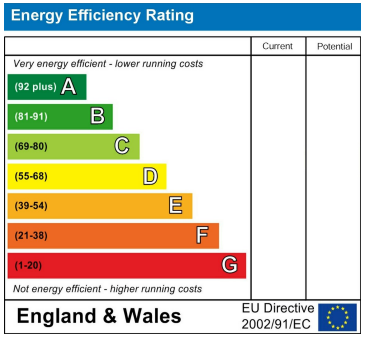
Floorplans

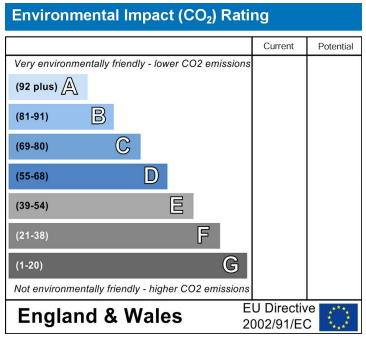


Area Map



EPC Rating





Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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