



Connells

The Birch Rickerscote Road
Stafford

The Birch Rickerscote Road Stafford ST17 4HB

for sale fixed price
£363,500



Property Description

CONNELLS ESTATE AGENTS are thrilled to bring to the market this executive four bedroom detached home situated on the sought after Rickerscote Road, Stafford. The property is located in a popular residential area, within walking distance to the market town of Stafford and close to schools, bus links, motorway links and local amenities. The town of Stafford offers extensive travel links via bus links, rail with direct links to Birmingham, Manchester and London and situated close to M6 motorway link.

Viewing is advised for this bespoke family home, it is immaculately presented throughout with open plan living and briefly comprises of an entrance hallway, downstairs W.C, lounge, bespoke handcrafted modern fitted kitchen and utility room all located on the ground floor, with stairs leading to spacious first floor landing, family bathroom and all four double bedrooms, master benefiting from an en-suite.

Externally to the front aspect there are beautifully maintained flower beds and gated access to rear garden boasting a paved patio entertainment seating area, decorative stoned area with elevated IRO timber decking with outdoor lighting. The design ensures ease of maintenance while offering a tranquil and relaxing environment.

Internally

Entrance Hallway

Having double glazed entrance door, Yale alarm key pad, radiator, understairs storage cupboard and tiled flooring.

Downstairs W.C

Having double glazed window to front, W.C, wash hand basin with tiled splash-back, chrome towel radiator, spotlights and tiled flooring.

Lounge

20' 4" x 11' 7" (6.20m x 3.53m)

Having double glazed bay window to front, bespoke media wall display with TV mount and bracket, two radiators and carpet flooring.

Kitchen-Diner

13' 1" x 20' 11" (3.99m x 6.38m)

This open-plan room boasts a stunning bespoke handcrafted modern fitted kitchen featuring a high-quality range of Blum soft-close units, complemented by matching peninsular island and work-surfaces. The kitchen includes a Franke one & a half bowl sink drainer unit with a boiling hot water tap. It also offers a variety of integrated appliances: two AEG multifunction steam ovens, Lamona microwave, AEG induction hob with contemporary AEG island cooker hood, AEG warming drawer, Lamona 15-place dishwasher, and a plumbed-in Samsung American style fridge/freezer providing filtered water and ice. The room is well-lit with recess spotlights, has two radiators, double glazed windows, and double glazed French doors leading to the rear garden.

Utility Room

5' 4" x 4' 9" (1.63m x 1.45m)

Having double glazed door to side, base & wall units incorporating laminate work surfaces, sink and drainer with mixer tap, space and plumbing for appliances, radiator and spotlights.

Landing

Having stairs leading from entrance hallway to spacious first floor landing, double glazed window to side, storage cupboard and carpet flooring.

Bedroom One

11' x 11' 1" (3.35m x 3.38m)

Having double glazed window to front, radiator and carpet flooring.

En-Suite

With door access from master bedroom, W.C, wash hand basin, double shower cubicle with hand & rain shower, towel radiator and spotlights.

Bedroom Two

10' 8" x 9' 2" (3.25m x 2.79m)

Having double glazed window to rear, radiator and carpet flooring.

Bedroom Three

9' 10" x 13' 5" into recess (3.00m x 4.09m into recess)

Having double glazed window to rear, radiator and carpet flooring.

Bedroom Four

9' 8" x 10' (2.95m x 3.05m)

Having double glazed window to front, radiator and carpet flooring.

Bathroom

Having double glazed window to side, W.C, wash hand basin, panelled bath with shower overhead, towel radiator, part tiled walls and tiled flooring.

Externally

Garage

19' 6" x 9' 4" (5.94m x 2.84m)

Being located directly behind the house and having a large private driveway providing off-road parking for three cars, featuring an electric up and over garage door and is fitted with a loft ladder.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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Unit 3C, Salter Street
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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

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