



STEPHENSON BROWNE

## Birch Valley Road, Kingsgrove

ST7 4GN



£410,000



## DESCRIPTION

An EXTENDED four bedroom executive detached family home, with a DETACHED DOUBLE GARAGE, offering spacious and versatile accommodation in a fantastic location!

A beautifully presented and well-maintained family home which must be seen to be fully appreciated, including much more than you may expect!

An entrance hallway leads to the spacious lounge, with a separate dining room leading into the sun room to the side of the property. The generous kitchen includes a five-ring gas hob and a double oven, with space and plumbing for further appliances, with a useful utility room and a downstairs W/C completing the ground floor. To the first floor is a galleried landing leading to four bedrooms and the family bathroom, with the principal bedroom featuring several fitted wardrobes and an en-suite shower room.

Ample off-road parking is provided via a driveway to the front of the property, with a detached brick-built double garage providing further parking and storage space. The delightful rear garden has been beautifully landscaped to include an Indian stone patio area and lawn, with raised timber beds and a pond with a Pergola above. An ideal place to relax, the patio also includes an electric sun canopy and a patio heater.

Situated on Birch Valley Road, 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.



# ROOM DESCRIPTIONS

## Entrance Hall

Composite front door, tiled flooring, two ceiling light point, radiator, under stairs storage cupboard.

## Lounge

19'11" x 11'4"

Laminate flooring, UPVC double glazed window and French doors leading to the rear garden, two ceiling light points, two radiators, feature fireplace with gas fire.

## Dining Room

11'6" x 8'6"

Tiled flooring, UPVC double glazed window, ceiling light point, radiator, opening into;

## Sun Room

11'0" x 6'2"

Tiled flooring, UPVC double glazed window and French doors, solid roof.

## Kitchen

13'0" x 11'10"

Tiled flooring, UPVC double glazed window, ceiling light point, radiator, one and a half bowl sink with drainer, tiled splashback, integrated double oven, space and plumbing for appliances.

## Utility Room

6'8" x 5'9"

Tiled flooring, composite rear door, ceiling light point, radiator, sink with drainer, space and plumbing for appliances, base units with work surface above, Glow Worm gas central heating boiler.

## Downstairs W/C

8'1" x 3'8"

Tiled flooring, ceiling light point, extractor fan, radiator, part tiled walls, W/C, wash basin with vanity unit.

## Landing

A galleried landing with fitted carpet, ceiling light point, radiator, ceiling light point, loft access, airing cupboard.

## Bedroom One

11'3" x 10'11"

Minimum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

## En-Suite Shower Room

9'3" x 3'7"

Tiled flooring, UPVC double glazed window, downlights, towel radiator, part tiled walls, wash basin with vanity unit, double walk-in rainfall shower.



### **Bedroom Two**

11'6" x 9'9"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobe.

### **Bedroom Three**

11'3" x 6'8"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobe.

### **Bedroom Four**

9'10" x 5'5"

Minimum measurements to Fitted Wardrobes - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

### **Bathroom**

7'9" x 5'6"

Laminate flooring, UPVC double glazed window, ceiling light point, extractor fan, part tiled walls, chrome towel radiator, fitted W/C, wash basin and vanity unit, bath with overhead shower.

### **Outside**

To the front of the property is a driveway for multiple vehicles, whilst the landscaped rear garden features Indian stone patio areas with raised timber beds, a lawn, a raised pond with a Pergola above, a patio heater and an electric sun canopy.

### **Detached Double Garage**

A brick-built detached double garage with side access and an electric roller door, power and lighting, shelving for storage, security alarm, CCTV.

### **Council Tax Band**

The council tax band for this property is D.

### **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**

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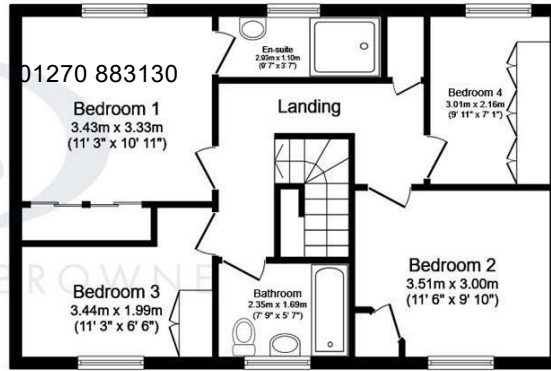
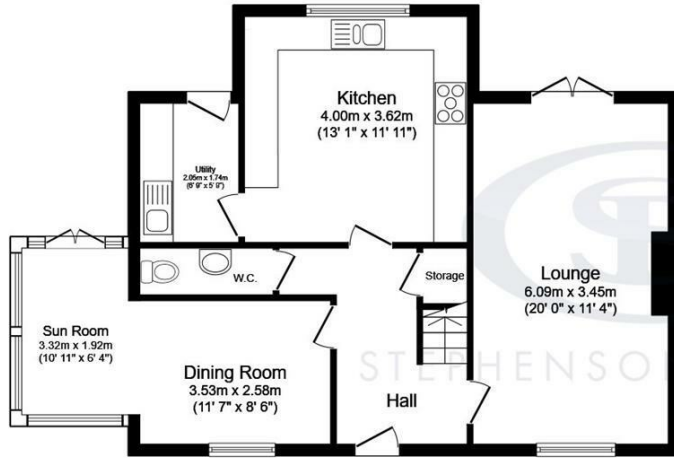
### **Alsager AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



# Floorplans

4 Birch Valley Road, Kidsgrove, ST7 4GN

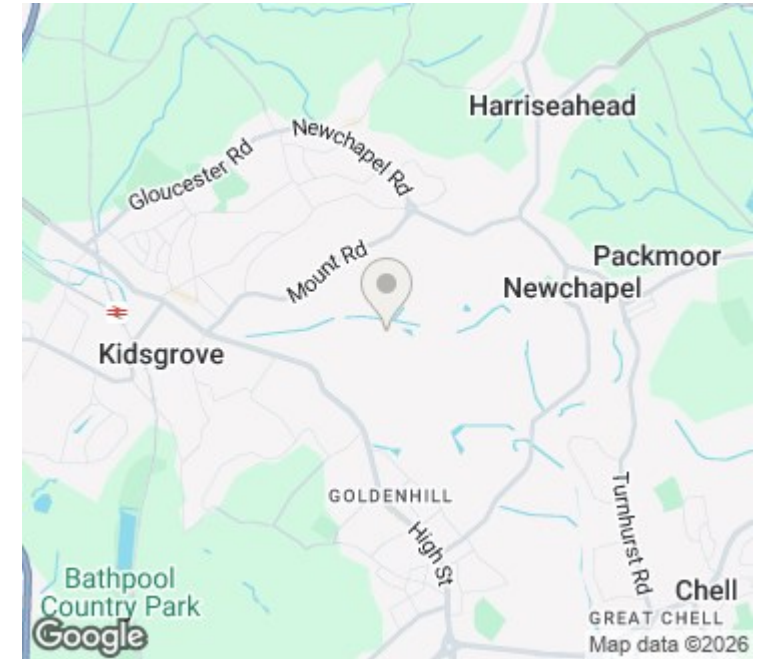


Total floor area: 128.8 sq.m. (1,387 sq.ft.)

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



# Area Map



# EPC Rating

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		76	80				

# 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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T: 01270 883130 E: alsager@stephensonbrowne.co.uk

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