

Newborough Close Birches Head Stoke-On-Trent ST1 6RY



**Offers In The Region Of £187,500**

## Newborough Close, Birches Head, Stoke-On-Trent, ST1 6RY

Pretty as a picture and as perfect as can be  
This beautiful property you certainly must see!  
In popular BIRCHES HEAD on Newborough Close it sits  
If you're looking for a family home this is sure to be a hit  
Beautiful, stylish and modern all through  
It's move in ready, not a thing to do!  
With THREE BEDROOMS to sleep and a garden to relax  
There's nothing this wonderful property does lack!  
Homes like this there are very few  
So waste no time, call us now to view!

Nestled in the charming cul-de-sac of Newborough Close in Birches Head, this well-presented linked semi-detached house offers a delightful family home. With three spacious bedrooms, this property is perfect for those seeking comfort and convenience.

Upon entering, you are welcomed by a bright entrance hallway that leads to a cosy lounge, ideal for relaxation or entertaining guests. The fitted breakfast kitchen is both functional and inviting, providing a lovely space for family meals. The property also features a modern shower room, ensuring practicality for everyday living.

The house benefits from double glazing and central heating, ensuring warmth and energy efficiency throughout the year. Outside, you will find both front and rear gardens, perfect for enjoying the outdoors. Additionally, off-road parking and an attached garage provide ample space for vehicles and storage.

Situated close to local schools and within easy reach of various amenities, this property is ideally located for families and professionals alike. Viewing is highly recommended to fully appreciate the charm and potential of this lovely home.

### Entrance Hall

Upvc door to the front aspect. Radiator. Stairs off to the first floor.

### Lounge

15'1" x 11'3" (4.61 x 3.45)

Double glazed bow window to the front aspect. Feature surround inset and hearth housing gas fire. Radiator.

### Breakfast Kitchen

14'7" x 8'9" (4.45 x 2.69)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring gas hob and built-in oven. Extractor hood. Integral fridge/ freezer. Plumbing for automatic washing machine. Stainless steel sink with single drainer, mixer tap. Space for breakfast table. Radiator. Cupboard housing gas central heating boiler. Pantry. Tiled floor. Two double glazed windows and door to the rear aspect.



First Floor

### Landing

Double glazed window to the side aspect. Loft access.



### Bedroom One

14'0" x 8'2" (4.27 x 2.50)

Double glazed window to the front aspect. Fitted wardrobes and dressing table. Radiator.



### Bedroom Two

10'2" x 7'11" (3.11 x 2.43)

Double glazed window. Fitted wardrobes. Radiator.



### Bedroom Three

6'7" plus door recess x 6'2" (2.01 plus door recess x 1.89)  
Double glazed window. Radiator. Airing cupboard.

### Shower Room

6'2"x 6'0" (1.88x 1.85)

Suite comprises, shower cubicle housing Triton shower, pedestal wash hand basin and low level WC. Tiled walls. Inset ceiling spot lights. Heated towel rail. Double glazed window.



### Externally

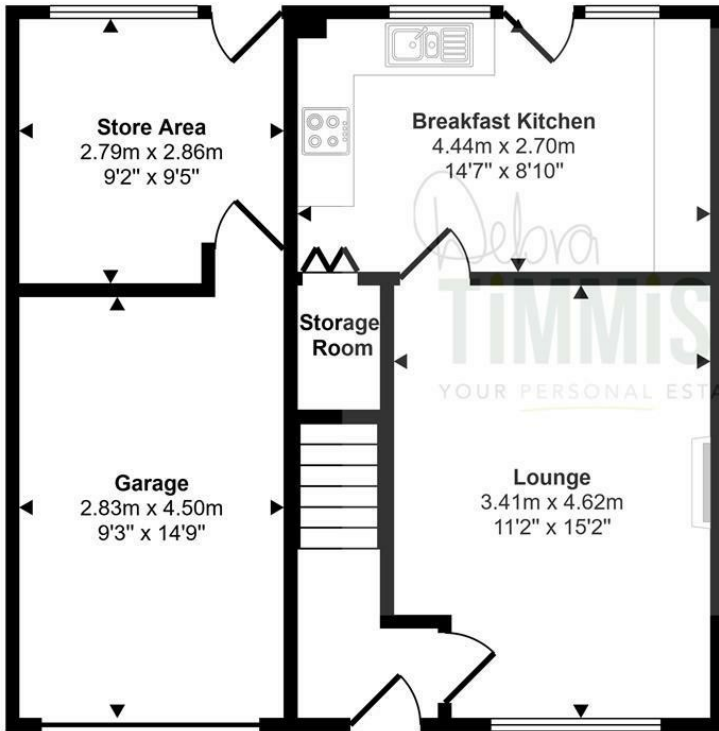
Driveway providing off road parking with access to the garage. Enclosed tiered rear garden with steps leading to vegetable patches, patio/seating area. Greenhouse and sheds.

### Attached Garage/Workshop

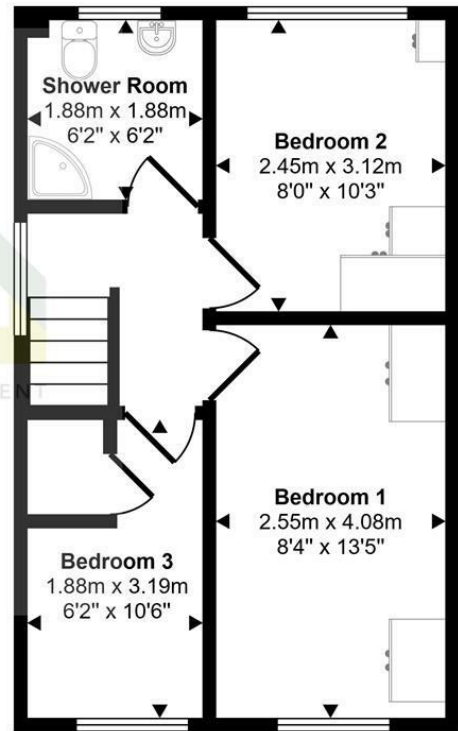
Good sized with power and lighting. Up and over door. Rear door access.



Approx Gross Internal Area  
89 sq m / 956 sq ft

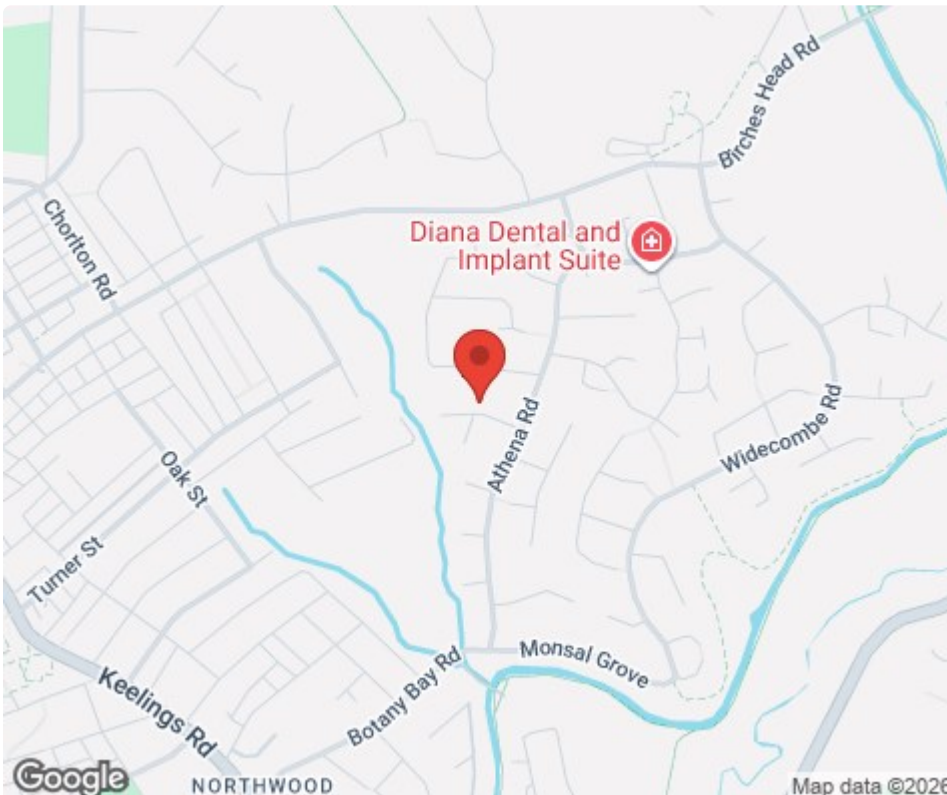


Ground Floor  
Approx 55 sq m / 596 sq ft



First Floor  
Approx 33 sq m / 360 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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