



49 The Birches, Cheadle, Staffordshire ST10 1EH
Price guide £275,000



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

Discover this stunning semi-detached family home, meticulously upgraded to offer spacious and stylish living. Nestled in a sought-after residential area in the heart of Cheadle, this property provides the perfect blend of modern comforts and traditional charm.

Situated within walking distance to the town centre, residents enjoy easy access to local amenities, excellent schools, and convenient transport links, making it an ideal choice for families.

This impressive home is set back from the road, featuring a large tegular paved driveway secured by gated access, providing ample off-road parking for multiple vehicles. The beautifully landscaped larger than average garden enhances the property's appeal, offering a welcoming outdoor space.

Upon entering through the elegant sage front door, you are greeted by a hallway that leads to a generous lounge. This inviting space boasts dual windows and a charming electric log burner, perfect for cosy evenings.

The heart of the home is the newly installed country-style kitchen, complete with a central island and a dining area that flows seamlessly into an additional sitting area. Large patio doors invite you to the rear garden, creating an ideal setting for indoor-outdoor living. A well-appointed utility room and a convenient downstairs cloakroom with modern vanity units complete the ground floor.

Ascend to the first floor, where you'll find a beautifully designed master bedroom featuring a contemporary en-suite double shower room and built-in wardrobes. Two additional spacious double bedrooms and good sized single/ office which provide ample accommodation, complemented by a stylish family bathroom with a three-piece suite.

The property boasts a delightful country vibe enhanced by contemporary finishes, including newly installed sage entrance doors, as well as a charming wooden-covered porch. Every room has been thoughtfully upgraded, ensuring a move-in-ready experience.



The Accommodation Comprises:

Entrance Hall

4'0" x 7'0" (1.22m x 2.13m)

Enter through a stylish sage Solidor composite door into a welcoming hallway featuring laminate flooring. Here, you'll find a bespoke built-in coat cupboard that discreetly conceals the property's meter. This hallway provides access to both the lounge and the kitchen, as well as the staircase leading to the upper level.

Lounge

18'4" x 11'10" (5.59m x 3.61m)

A generously sized room, enhanced by dual windows at either end that flood the space with natural light. With laminate flooring throughout, the room features a charming fireplace with a tiled inset and matching slate hearth, which houses an electric log burner with ornamental lighting. This inviting space exudes a traditional ambiance, creating a warm and cozy atmosphere perfect for relaxing or entertaining.

Open Plan Kitchen/Dining & Sitting Area

27'2" x 15'3" (8.28m x 4.65m)

The kitchen has been beautifully upgraded and features greeny/grey green cabinetry complemented by mixed brass handles and knobs, paired with a darker wooden worktop for contrast. A ceramic sink sits beneath a front-facing window, equipped with a stylish swan-neck tap and a convenient draining unit.

This well-appointed kitchen includes a high-quality electric Rangemaster cooker with a hidden extractor hood and a seven-ring gas hob. Ample storage is provided by both high and low-level kitchen units, which integrate a Neff dishwasher and the property's combination boiler. A central island adds functionality, featuring drawers and two side cupboards, a power tower, 3 plug sockets & 2 USB charging plugs and creates a perfect spot for family gatherings, sitting adjacent to a dining table (not included).

Additionally, a former understairs cupboard has been transformed into a clever storage solution with sliding doors and automatic lighting that activates upon opening. This space accommodates a tall fridge freezer and offers further built-in shelving, along with extra coat and bag storage. The laminate flooring continues throughout the kitchen and into the adjoining sitting area, which is bathed in light from patio doors that open onto the garden, along with a side window. This layout creates an excellent entertainment space, ideal for family and friends to enjoy.

Utility Room

9'5" x 5'10" (2.87m x 1.78m)

The utility room mirrors the kitchen's design, featuring low-level units but topped with a lighter wooden work surface, along with a ceramic sink unit and window for natural light. The laminate flooring flows seamlessly from the kitchen, enhancing the space's continuity.

A sage Solidor side door provides access to the front of the property, while the room is equipped with plumbing for an automatic washing machine and space for a tumble dryer. Additional features include access to the downstairs toilet and radiator making this utility space both functional and efficient.

Cloakroom

4'6" x 5'2" (1.37m x 1.57m)

The cloakroom has been elegantly updated, featuring a toilet positioned beside a stylish vanity area with a wash hand basin. A privacy window allows for natural light while ensuring discretion, and a radiator provides warmth to the space, making it both functional and inviting.

First Floor

Stairs rise from the hallway leading up to the:

Landing Area

The landing features a pull-down loft ladder, providing access to a spacious boarded loft for additional storage. It offers convenient access to all rooms, ensuring a functional layout for the upper level of the home. In addition a further storage cupboard ideally positioned next to the bathroom catering for towels or bed linen.

Master Suite

13'7" x 13'2" narrowing to 9'2" (4.14m x 4.01m narrowing to 2.79m)

The master bedroom is generously proportioned, featuring a wall fully fitted with bespoke double wardrobes for ample storage. A matching single cabinet at the entrance provides an ideal spot for shoes, showcasing thoughtful design. The room is brightened by two windows, creating an inviting and airy atmosphere. Two radiators finish the room.

En-Suite

The en-suite features a stylish double shower, complete with sleek laminate enclosed walls and a glass door, along with a plumbed-in power shower for a refreshing experience. The space is complemented by a newly fitted suite, including a modern vanity unit and a low flush WC. A feature chrome towel radiator adds a touch of elegance while providing warmth.

Bedroom Two

12'5" x 11'9" (3.78m x 3.58m)

The second bedroom, currently utilised as a sewing and tapestry room, is impressively spacious despite being filled with furniture and supplies. A radiator ensures comfort, while a UPVC window allows natural light to brighten the space, making it a versatile room with plenty of potential.

Bedroom Three

9'9" x 9'5" (2.97m x 2.87m)

Features a radiator for warmth and a front facing window that allows natural light to flood the space, creating a comfortable and inviting atmosphere.

Bedroom Four

9'9" x 9'5" (2.97m x 2.87m)

Currently used as an office, features a UPVC window that allows natural light to brighten the space, along with a radiator for added warmth, creating a cosy and productive environment.

Family Bathroom

4'7" x 9'3" (1.40m x 2.82m)

Features a classic white three-piece suite, including a panel bath with a mixer tap and a handheld shower spray, complete with a holder for a standing shower option. It also includes a pedestal wash hand basin and a low flush WC. A privacy window ensures discretion, while a radiator adds warmth.

Outside

The outdoor space offers an impressive setting, starting with wooden gates that open into a tegular paved driveway, providing ample parking for up to four vehicles. The driveway is bordered by a concrete panel fencing both sides, while a substantial row of conifers shields the right boundary from the front to the rear of the house.

Additional gates, matching the main entrance, provide pedestrian access to the house and easy entry via the utility door. A block paved path leads around to the rear of the property, revealing a spacious garden. A block-paved patio runs the width of the home and wraps around for additional side storage if needed.

Adjacent to the sitting area's patio doors, a charming wooden seating area overlooks a lush lawn that stretches all the way to the top boundary. On one side of the lawn, steps and stepping stones lead up to an Indian stone patio and BBQ area, surrounded by attractive flower borders that enhance the setting. The opposite side features a timber shed for convenient storage.

At the centre of the lawn, a beautifully established Acer tree serves as a striking focal point, drawing the eye. The garden is a fantastic feature, currently not overlooked, providing a serene and private outdoor retreat.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





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

19 High Street, Cheadle, Staffordshire, ST10 1AA
T: 01538 751133 | F: 01538 751426
natashaford@kevinfordandcoltd.co.uk
www.kevinfordandco.co.uk



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers