



STEPHENSON BROWNE

## Birks Street, Stoke-On-Trent

ST4 4HF



£150,000

## Description

This well-presented two-bedroom semi-detached home combines character features with practical living space, offering comfortable and versatile accommodation suited to a range of buyers.

The property is approached via a gated frontage that opens into a paved courtyard, creating an attractive and low-maintenance entrance. Through the front door, you enter a welcoming hallway which houses the staircase to the first floor and leads through to the living room.

The living room is a warm and inviting space, enhanced by a bay window fitted with shutter blinds that allow natural light to flood in while maintaining privacy. A multi-fuel log burner provides a charming focal point, adding both character and comfort and making the room ideal for relaxing or entertaining.

To the rear of the property, the kitchen benefits from a large window overlooking the garden, giving the space a bright and airy feel. The layout is practical and functional, with good workspace and storage. Leading on is a useful utility room, which houses the combi boiler and provides additional storage and work area, as well as a door offering direct access to the garden. There is also convenient understairs storage.

Upstairs, there are two well-proportioned bedrooms, both featuring built-in wardrobes to maximize space. The principal bedroom also benefits from shutter blinds and access to an over-stairs storage cupboard. Completing the first floor is a modern bathroom fitted with a bath and shower over, finished in a clean



and contemporary style.

Externally, the rear garden has been thoughtfully designed for low maintenance, featuring a combination of astro turf and paved seating areas that create a versatile outdoor space for relaxing or entertaining. A wooden shed provides useful additional storage, while a rear gate offers access to the walkway behind. The enclosed front courtyard further enhances kerb appeal and usability.

Council Tax Band- A  
Tenure- Freehold  
Council- Stoke-On-Trent City Council



### Viewing

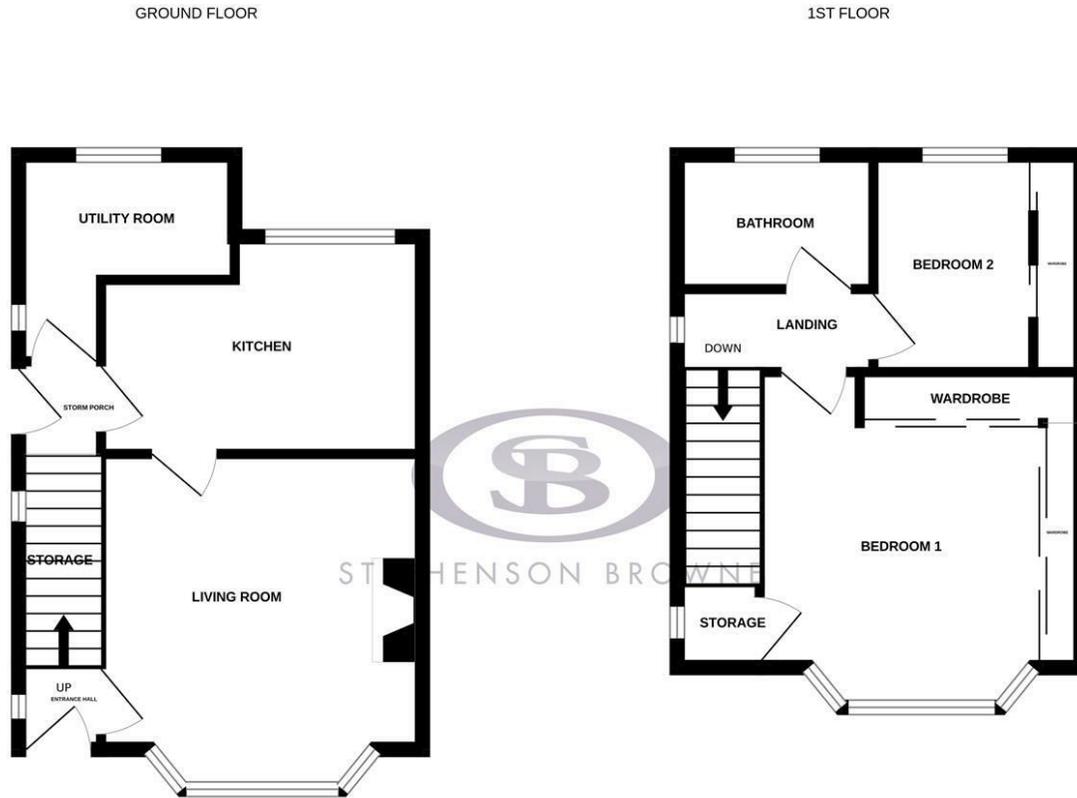
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



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# Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# EPC Rating

| 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>                            |                         |           |
| (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 |           |

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

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