



12 BIRCH ROAD, CONGLETON, CW12 4NR

£425,000



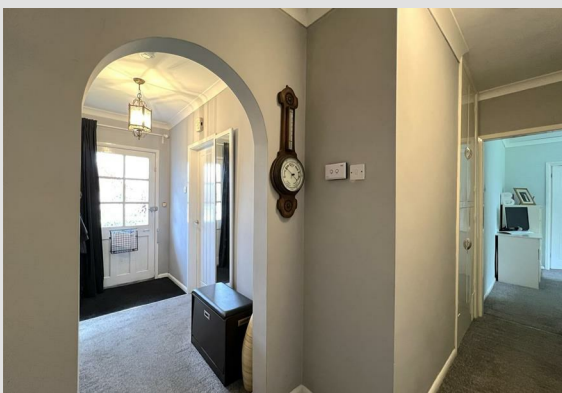
STEPHENSON BROWNE

Situated in the heart of West Heath, this beautifully extended and enhanced three-bedroom detached bungalow offers spacious and versatile accommodation ideal for a wide range of buyers. Boasting a spectacular rear garden and positioned just a short walk from the local shopping precinct and the picturesque Astbury Mere, the property also benefits from excellent transport links and highly regarded schools, placing everything you need right on your doorstep.

Internally, the home comprises a generously sized lounge complete with a feature log-burning stove, creating a warm and inviting living space. The modern breakfast-style kitchen offers a range of integrated appliances and flows seamlessly into the extended family/dining room, providing the perfect setting for entertaining, with direct access out to the rear garden. There are three well-proportioned bedrooms, with the principal bedroom benefitting from its own walk-in wardrobe and En suite, while a contemporary main bathroom serves the remaining bedrooms.

The property also provides integral access to the garage, offering excellent storage or secure parking, and the flexible layout allows rooms to be adapted to suit your individual needs. Subject to the relevant planning permissions, there is exciting potential to extend into the roof and create a dormer space, further increasing the living accommodation.

Externally, the front of the property features a driveway providing off-road parking for two vehicles in addition to the garage. A well-maintained raised lawn sits to the right-hand side, bordered by plants and shrubs. Side access leads to the impressive rear garden, which is predominantly laid to lawn with a paved patio area and walkway extending to the rear. The garden also benefits from two outdoor sheds, ideal for additional storage, and is surrounded by established greenery, creating a private and peaceful outdoor space.



Hallway

Providing access to further ground floor accommodation, entrance matting, two ceiling light fittings, carpet flooring, central heating radiator, power points.

Lounge

Dual aspect UPVC double glazed windows, feature log burning stove, ceiling light fitting and two wall light fittings, carpet flooring, central heating radiator, power points.

Breakfast Kitchen

Modern fitted kitchen comprising wall and base units with work surface over, inset sink with double drainer and mixer tap, integrated eye level double oven, gas hob with extractor over, tiled splash back, space for a fridge freezer, wood effect flooring, ceiling light fittings and ceiling spotlights, ample power points, central heating radiators, integral access into the garage.

Dining/Family Room

Dual aspect UPVC double glazed windows, two wall light fittings, central heating radiator, wood effect flooring, power points, French doors leading out into the rear garden.

Bedroom One

UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

Walk in Wardrobe

UPVC double glazed window to the front elevation, ceiling lighting, carpet flooring, central heating radiator, power points.

En Suite

Low level WC, hand wash basin with mixer tap and storage underneath, walk in mains mixer shower with removable shower head and hand assist rail, tiled walls and flooring throughout, ceiling spotlights, heated towel rail, extractor fan, UPVC double glazed opaque window to the rear elevation.

Bedroom Two

UPVC double glazed window to the front elevation, ceiling spotlights, central heating radiator, carpet flooring, power points, great space to also use as an at home office.

Bedroom Three

UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

Bathroom

Three piece suite comprising low level WC, hand wash basin with mixer tap and storage underneath, low level jet bath with pillar taps, hand rail assist and mains shower over with removable shower head, tiled walls throughout, wood effect flooring, ceiling spotlights, extractor fan, heated towel rail, UPVC double glazed opaque window to the side elevation.

Integral Garage

Up and over garage door with two additional external doors, power and light, UPVC double glazed window to the rear elevation, great for storage, use as a workshop or to house a vehicle.



Externally

Providing off road parking for two vehicles with additional parking available in the garage. Side access is available down the right hand side of the property leading to the rear garden mostly laid to lawn surrounded by mature greenery housing two outdoor sheds for storage. There are patio areas for outdoor seating.

Tenure

We understand from the vendor that the property is Freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell

For a FREE valuation please call or e-mail and we will be happy to assist.

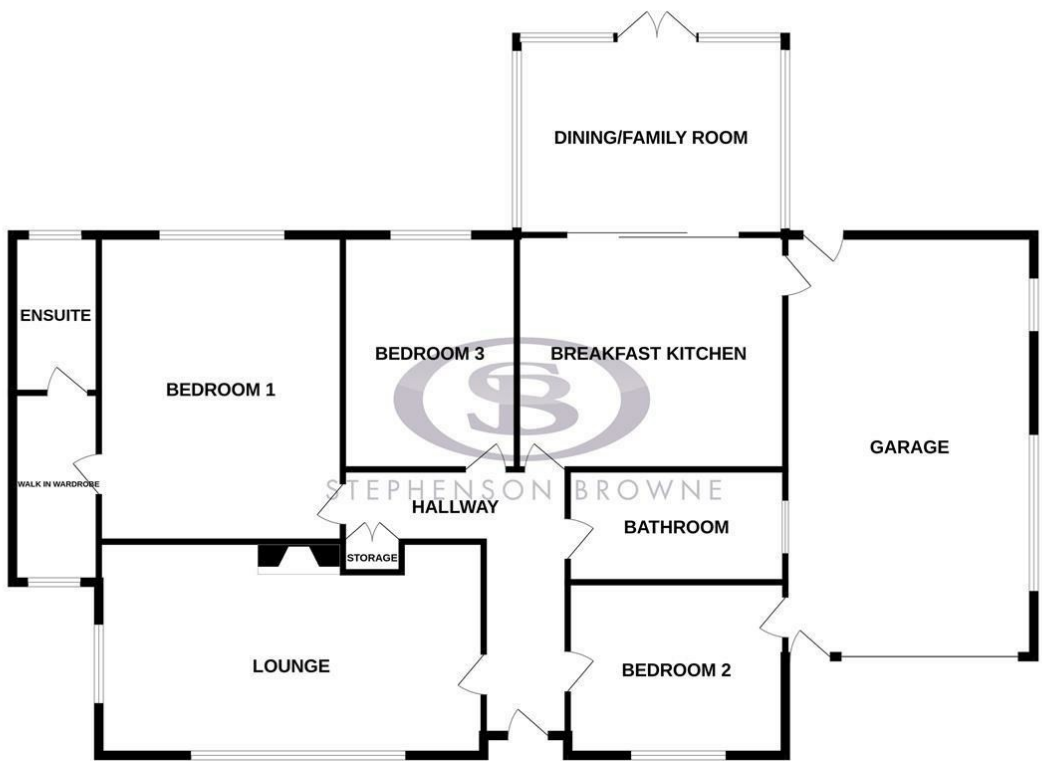
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Floor Plan

GROUND FLOOR



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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	

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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