



STEPHENSON BROWNE

## Bracken Close, Rode Heath

ST7 3JA



£240,000

## Description

A well-presented three bedroom semi-detached family home in cul-de-sac position within Rode Heath offered for sale with NO ONWARD CHAIN, benefitting from an integral garage and a utility room!

A fantastic opportunity for any first-time buyers and families to purchase a well-proportioned family home in a highly sought-after location close to Rode Heath Primary School, with a beautiful south-west facing rear garden!

An entrance hall leads to the lounge and the kitchen, with a separate dining room and a utility room completing the ground floor. Upstairs there are three bedrooms and the family bathroom. Ample off-road parking is provided via a tarmac driveway to the front of the property and a single garage, which benefits from integral access into the utility room to the rear.

The south-west facing rear garden is a true highlight; beautifully landscaped to include lawned and patio areas with mature border shrubs, this garden is the perfect place to enjoy the best of the summer sun!

Situated in a cul-de-sac position within the highly desirable village of Rode Heath, the property is perfectly placed for a number of nearby canal-side walks, a wealth of local amenities, several pubs and schools, with Rode Heath Primary School being quite literally at the end of the road! A number of commuting links are also nearby including the M6, A500 and A34.

Offered for sale with no onward chain, this home presents a fantastic opportunity which is not to be missed! Please contact Stephenson Browne to arrange your viewing.



# Room Descriptions

## Entrance Hall

Composite front door, Karndean luxury vinyl tile flooring, downlights, radiator, fitted under stairs storage solution installed by 'Clever Closet'.

## Lounge

13'11" x 11'11"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, opening into;

## Dining Room

8'7" x 7'11"

Fitted carpet, UPVC double glazed French doors leading to the rear garden, ceiling light point, radiator, door into;

## Kitchen

9'8" x 8'7"

Karndean luxury vinyl tile flooring, UPVC double glazed window, downlights, tiled splashback, sink with drainer, wall and base units, integrated oven and gas hobs, door into;



## Utility Room

7'2" x 5'2"

Karndean luxury vinyl tile flooring, UPVC double glazed window and rear door, ceiling light point, radiator, space and plumbing for appliances, integral access into the garage.



## Landing

Fitted carpet, UPVC double glazed window, ceiling light point, loft access.



## Bedroom One

12'11" x 9'11"

Fitted carpet, UPVC double glazed window, ceiling light point and downlights, radiator, fitted wardrobes.



## Bedroom Two

10'0" x 9'10"

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

### Bedroom Three

9'1" x 8'0"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator, storage cupboard.

### Bathroom

7'9" x 5'6"

Tiled flooring, two UPVC double glazed windows, downlights, part tiled walls, chrome towel radiator, extractor fan, W/C, wash basin with vanity unit, bath with overhead shower.

### Outside

To the front of the property is a tarmacadam driveway with a slate border, whilst the beautiful rear garden features patio and lawned areas with mature border shrubs.

### Integral Garage

A single garage with integral access into the Utility Room to the rear, with Up and Over garage door, two ceiling strip lights, power sockets and a combi gas central heating boiler.

### Council Tax Band

The council tax band for this property is C.

### Freehold Tenure

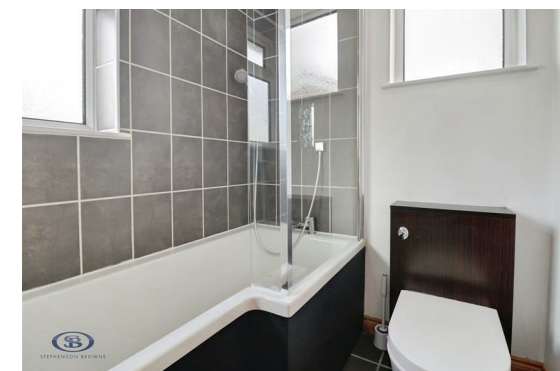
We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### NB: Copyright

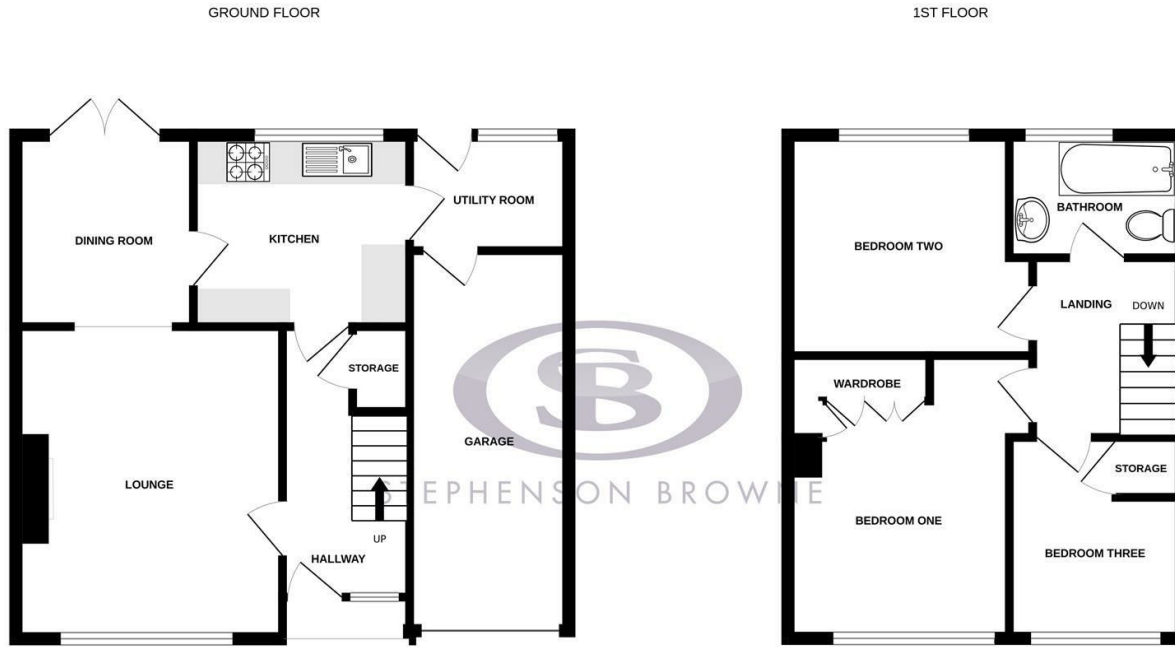
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### Alsager AML Disclosure

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.

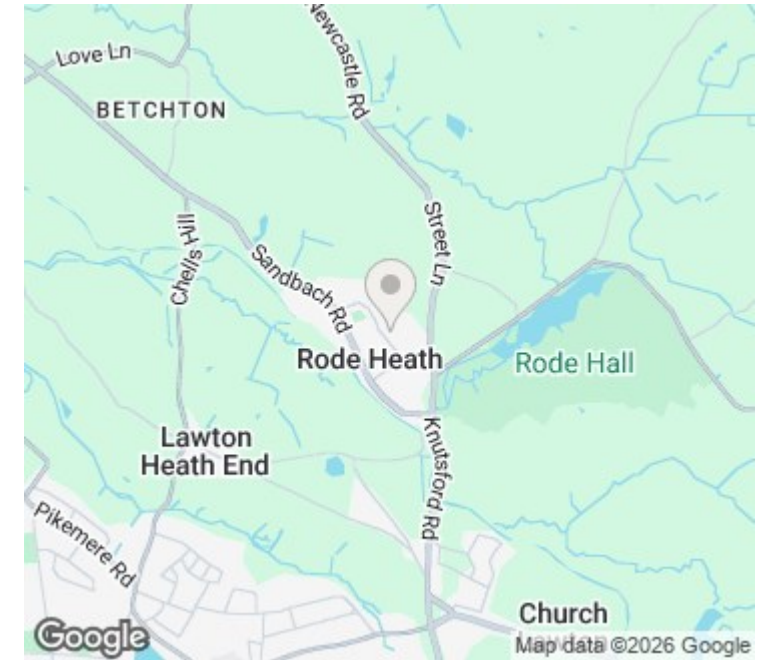


# Floorplans



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		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) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
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>81</b>	<b>England &amp; Wales</b>
		<b>58</b>	EU Directive 2002/91/EC

# Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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