



4 Birch Valley Road

ST7 4GN

£410,000



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STEPHENSON BROWNE

An EXTENDED four bedroom executive detached family home, with a DETACHED DOUBLE GARAGE, offering spacious and versatile accommodation in a fantastic location!

A beautifully presented and well-maintained family home which must be seen to be fully appreciated, including much more than you may expect!

An entrance hallway leads to the spacious lounge, with a separate dining room leading into the sun room to the side of the property. The generous kitchen includes a five-ring gas hob and a double oven, with space and plumbing for further appliances, with a useful utility room and a downstairs W/C completing the ground floor. To the first floor is a galleried landing leading to four bedrooms and the family bathroom, with the principal bedroom featuring several fitted wardrobes and an en-suite shower room.

Ample off-road parking is provided via a driveway to the front of the property, with a detached brick-built double garage providing further parking and storage space. The delightful rear garden has been beautifully landscaped to include an Indian stone patio area and lawn, with raised timber beds and a pond with a Pergola above. An ideal place to relax, the patio also includes an electric sun canopy and a patio heater.

Situated on Birch Valley Road, the property is nestled amongst green space including Birchenwood Country Park and the former Goldenhill Golf Course, whilst retaining excellent transport links to commuting routes such as the M6, A500 and A34. The wealth of amenities within Kidsgrove and Alsager are also within easy reach.

A deceptively spacious family home in a fantastic position! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

Composite front door, tiled flooring, two ceiling light point, radiator, under stairs storage cupboard.

Lounge

19'11" x 11'4"

Laminate flooring, UPVC double glazed window and French doors leading to the rear garden, two ceiling light points, two radiators, feature fireplace with gas fire.

Dining Room

11'6" x 8'6"

Tiled flooring, UPVC double glazed window, ceiling light point, radiator, opening into;

Sun Room

11'0" x 6'2"

Tiled flooring, UPVC double glazed window and French doors, solid roof.

Kitchen

13'0" x 11'10"

Tiled flooring, UPVC double glazed window, ceiling light point, radiator, one and a half bowl sink with drainer, tiled splashback, integrated double oven, space and plumbing for appliances.

Utility Room

6'8" x 5'9"

Tiled flooring, composite rear door, ceiling light point, radiator, sink with drainer, space and plumbing for appliances, base units with work surface above, Glow Worm gas central heating boiler.

Downstairs W/C

8'1" x 3'8"

Tiled flooring, ceiling light point, extractor fan, radiator, part tiled walls, W/C, wash basin with vanity unit.

Landing

A galleried landing with fitted carpet, ceiling light point, radiator, ceiling light point, loft access, airing cupboard.

Bedroom One

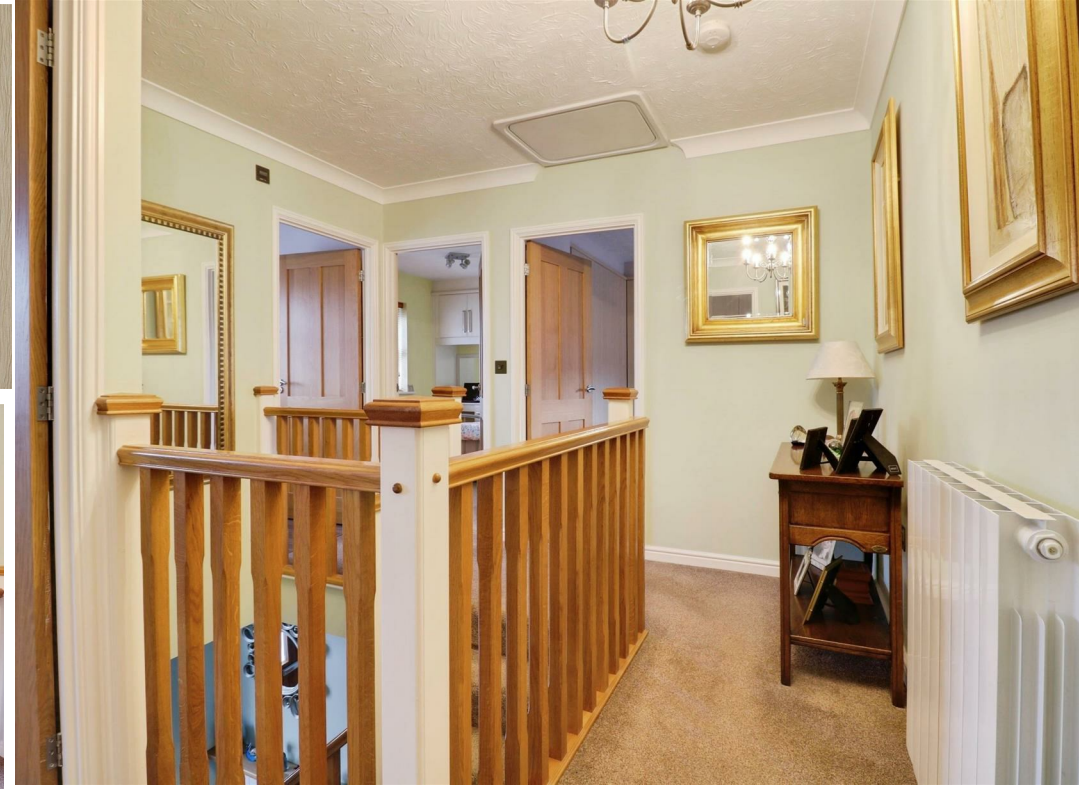
11'3" x 10'11"

Minimum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

En-Suite Shower Room

9'3" x 3'7"

Tiled flooring, UPVC double glazed window, downlights, towel radiator, part tiled walls, wash basin with vanity unit, double walk-in rainfall shower.



Bedroom Two

11'6" x 9'9"

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

Bedroom Three

11'3" x 6'8"

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

Bedroom Four

9'10" x 5'5"

Minimum measurements to Fitted Wardrobes - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bathroom

7'9" x 5'6"

Laminate flooring, UPVC double glazed window, ceiling light point, extractor fan, part tiled walls, chrome towel radiator, fitted W/C, wash basin and vanity unit, bath with overhead shower.

Outside

To the front of the property is a driveway for multiple vehicles, whilst the landscaped rear garden features Indian stone patio areas with raised timber beds, a lawn, a raised pond with a Pergola above, a patio heater and an electric sun canopy.

Detached Double Garage

A brick-built detached double garage with side access and an electric roller door, power and lighting, shelving for storage, security alarm, CCTV.

Council Tax Band

The council tax band for this property is D.

NB: 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

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

Alsager AML Disclosure

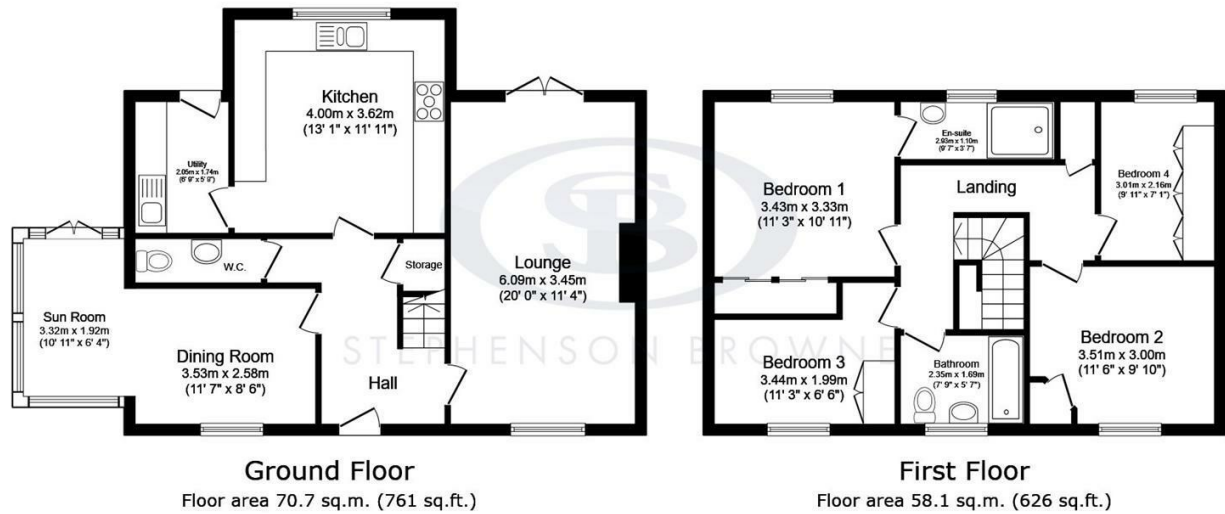
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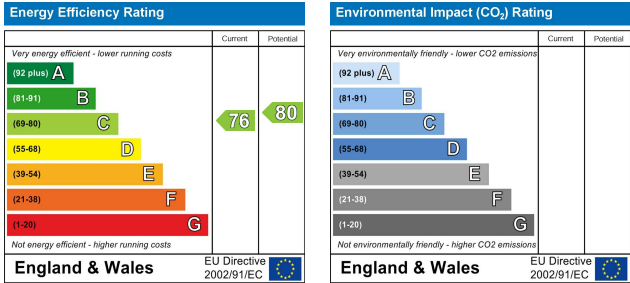
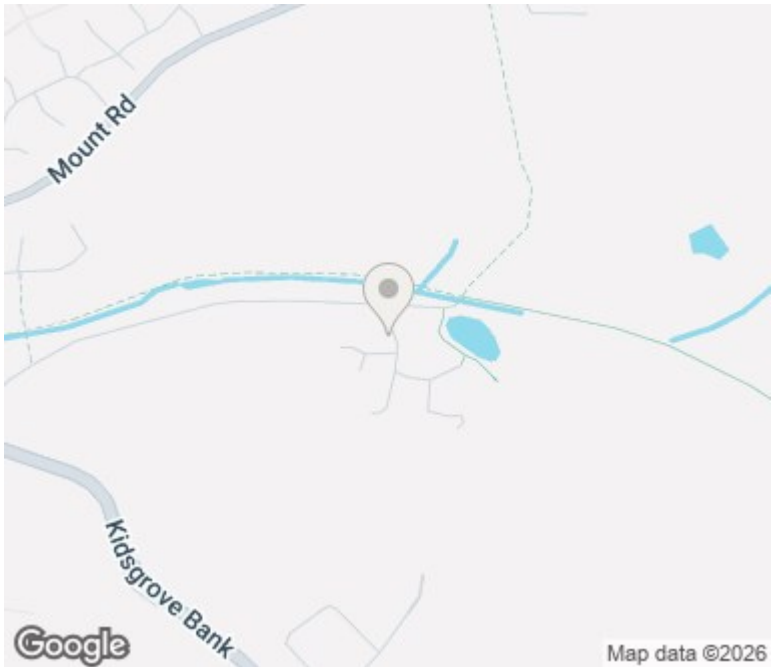


Floor Plan

4 Birch Valley Road, Kidsgrove, ST7 4GN



Area Map



Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW
T: 01270 883130 E: alsager@stephensonbrowne.co.uk W: www.stephensonbrowne.co.uk