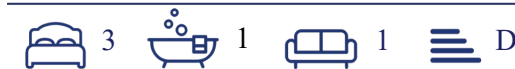




STEPHENSON BROWNE

## Sandbach Road, Rode Heath

ST7 3RN



Offers Over £300,000

## DESCRIPTION

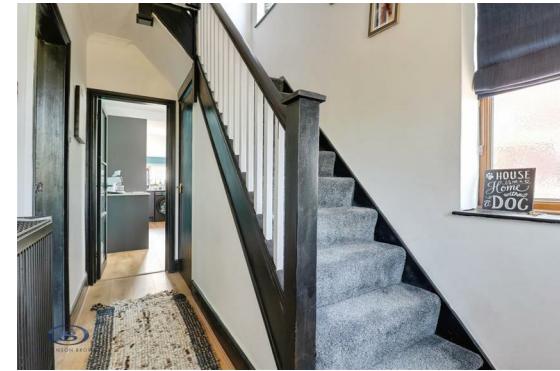
A three bedroom semi-detached family home with a **DETACHED DOUBLE GARAGE** in a delightful semi-rural village location on the outskirts of Rode Heath, with **COUNTRYSIDE VIEWS** to the front aspect!

A superb opportunity to purchase a beautifully-appointed semi-detached home in a very popular area, with fantastic transport links to Alsager, Sandbach, Stoke-on-Trent and Congleton.

An entrance porch and hallway leads to the through lounge/diner, with a gorgeous kitchen including a host of integrated appliances. To the first floor are three bedrooms (with bedrooms two and three having views over countryside to the front aspect), as well as the family bathroom which features a bath and a separate bath.

Ample off-road parking is provided via a brick-paved driveway which extends to the side of property, with a front garden featuring a lawn and border shrubs. The rear garden features patio areas and an artificial lawn with a gravelled border, but the real surprise here is the detached double garage - featuring an electric folding door, power and lighting. A large space which would make an ideal workshop or additional car parking area!

Situated in an excellent location within the village of Rode Heath, the property is perfectly placed for Rode Heath Primary School. Commuting links such as the M6, A500 and A34 are within easy reach, whilst a number of walks at Rode Heath Rise and along the Trent & Mersey Canal are also nearby. The recently refurbished Royal Oak public house is also within easy walking distance, the perfect place to enjoy a meal or a social drink!



An excellent home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



# ROOM DESCRIPTIONS

## Entrance Porch

UPVC double glazed double doors, timber framed stained glass door leading into the entrance hall.

## Entrance Hall

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

## Lounge/Diner

23'4" x 11'2"

Plus UPVC double glazed bay window, Laminate flooring, UPVC double glazed French doors leading to the rear garden, two ceiling light point, two radiators, electric fire, log-burning stove, feature brick fireplace surround.

## Kitchen

17'8" x 5'11"

Minimum measurements - Laminate flooring, two UPVC double glazed windows and stable-style rear door, ceiling light points and downlights, tall radiator, Quartz work surfaces, inset sink, integrated oven, gas hobs, cooker hood, space and plumbing for appliances.

## Landing

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

## Bedroom One

12'9" x 9'11"

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

## Bedroom Two

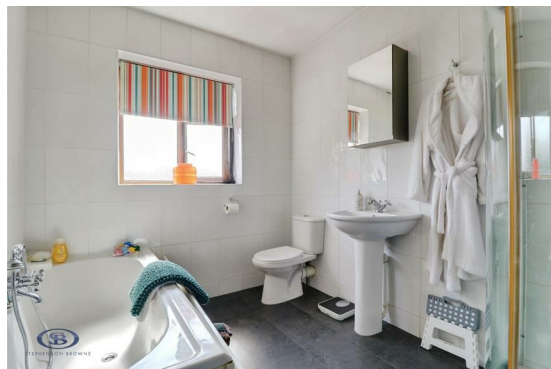
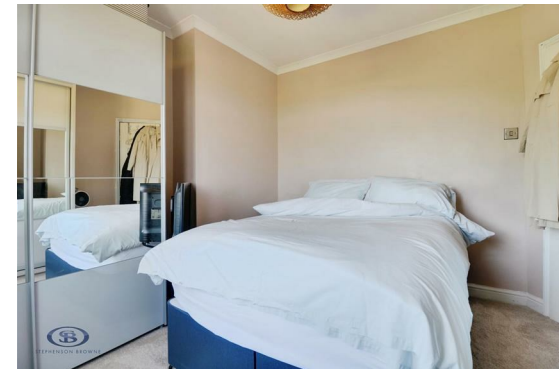
11'2" x 10'2"

Fitted carpet, UPVC double glazed window with views over fields to the front aspect, ceiling light point, radiator, fitted wardrobes.

## Bedroom Three

7'5" x 5'11"

Fitted carpet, UPVC double glazed window with views over fields to the front aspect, ceiling light point, radiator.



**Bathroom**

9'6" x 7'4"

Tiled flooring, UPVC double glazed window, ceiling light point, towel radiator, tiled walls, W/C, pedestal wash basin, bath, shower cubicle.

**Outside**

To the front of the property is a brick-paved driveway which extends to the side, providing ample off-road parking for multiple vehicles, whilst the front garden features a lawn with border shrubs. The rear garden includes a brick paved patio and an artificial lawn with a gravel border. The brick paved driveway continues leading to the;

**Detached Double Garage**

18'11" x 18'5"

A detached double garage with electric folding door, power and lighting.

**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**

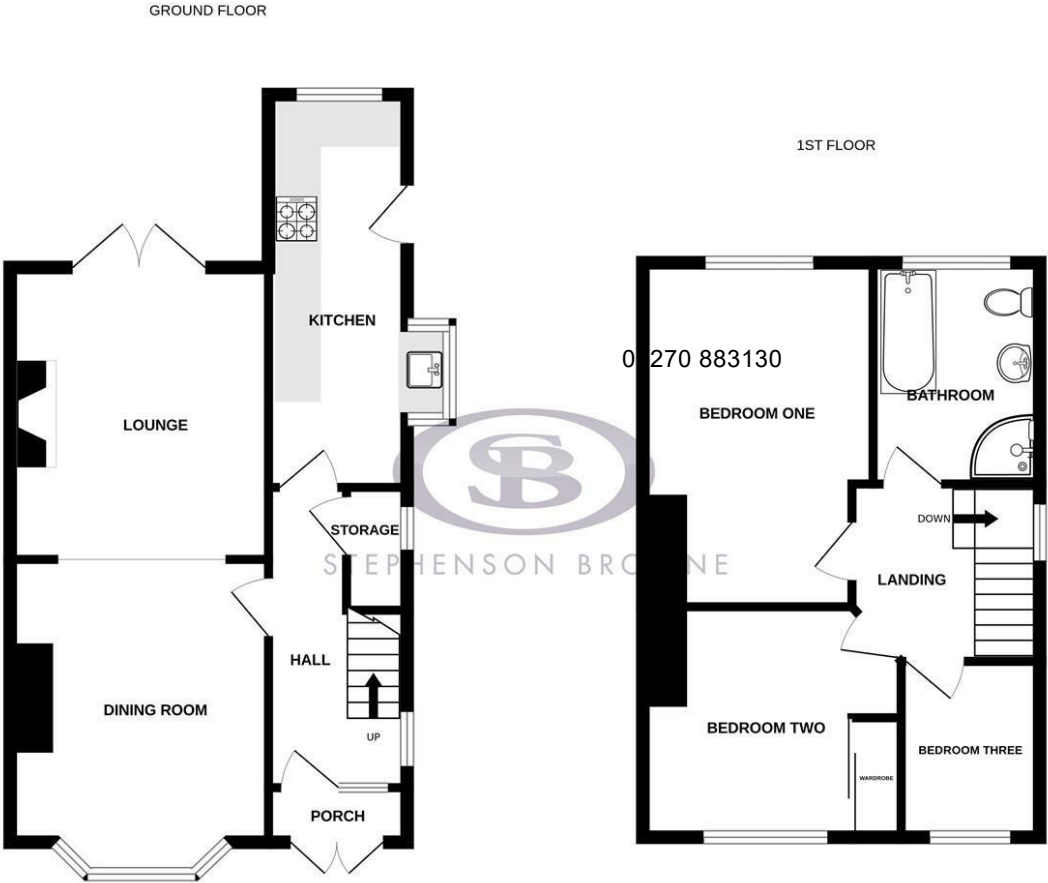
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**Alsager AML Disclosure**

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

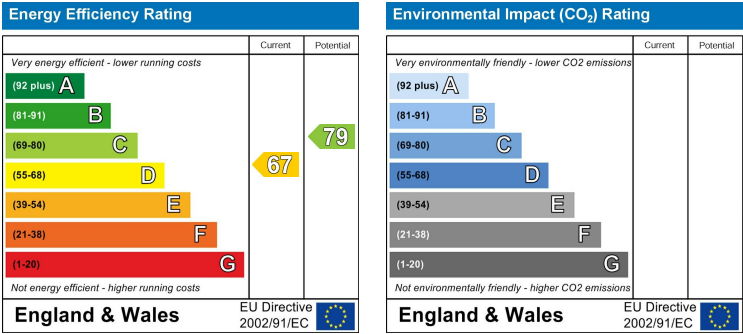


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



# 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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