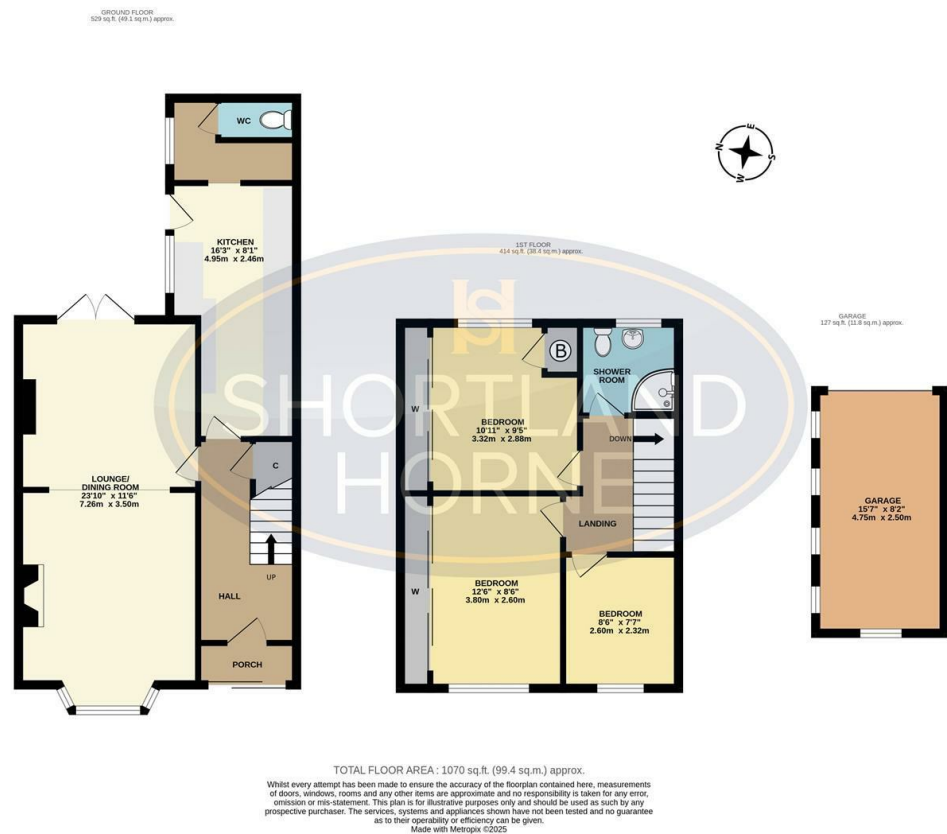
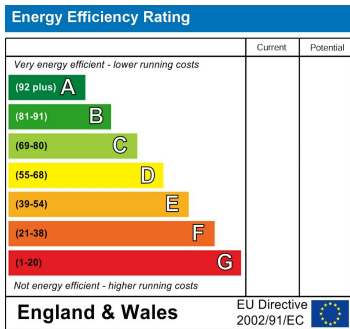


Floor Plan



EPC



DISCLAIMER
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing
Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering
We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances
We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals
If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



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Biggin Hall Crescent
Stoke CV3 1GR



£220,000

Bedrooms 3
Bathrooms 1

Offered to the market with no onward chain, this much-loved three-bedroom home on the sought-after Biggin Hall Crescent in Stoke presents a rare opportunity to step into a property that's been in the care of the same family for 46 years. Positioned on a quiet, residential crescent with a real sense of community, the home is ideal for anyone seeking a comfortable, well-maintained space that's ready to move into and make their own.

As you step through the front door, you're welcomed into a bright and tidy hallway, finished with laminate flooring — practical for busy family life while still feeling homely. From here, you're drawn into the spacious through lounge and dining room. The front-facing bay window floods the room with natural light, casting a soft glow over the carpeted floors, while the gas fireplace becomes the cosy centrepiece on colder evenings. Toward the rear, there's plenty of room for a family dining table, perfectly placed to enjoy peaceful views of the garden through elegant French doors — throw them open on summer days and let the fresh air drift through.

The kitchen, thoughtfully extended to create a longer galley-style layout, is ideal for both everyday cooking and entertaining. It's fitted with a generous range of high-quality shaker-style units, offering ample storage and a classic, timeless look. The integrated oven, hob, fridge-freezer, and dishwasher make for a seamless and efficient space, while a smart breakfast bar invites casual meals or morning coffees. Just off the kitchen, a handy downstairs WC adds that all-important convenience, especially for families or when guests come to visit.

Upstairs, the sense of space continues. There are three well-sized bedrooms — two comfortable doubles, both with sleek built-in wardrobes featuring sliding doors that maximise storage without intruding on the room's layout. The third bedroom is a neatly sized single, perfect for a child, home office, or dressing room, depending on your needs. The family shower room is bright and fresh, fully tiled with a modern white suite, including a vanity sink and a corner shower cubicle — a stylish and practical space designed for ease and comfort.

Step outside and you'll find a low-maintenance rear garden that catches the sun beautifully — fully block-paved for easy upkeep and framed by quality fencing for privacy. Whether you're enjoying a quiet moment with a book or hosting friends for a BBQ, it's a fantastic outdoor space that doesn't demand too much time or effort. At the end of the garden sits a solid brick-built garage with an up-and-over door, accessible via a rear gate — perfect for secure parking, additional storage, or even as a potential workshop or hobby space.

With its welcoming atmosphere, long-standing family history, and well-balanced mix of indoor and outdoor living, this home offers a unique chance to put down roots in a lovely part of Stoke. It's a place where new memories are waiting to be made — ready for the next chapter to begin.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position:
Parking:
Garden Direction:
Council Tax Band:
EPC Rating: D ()
Approx. Total Area: Sq. Ft



GROUND FLOOR

Porch

Hallway

Lounge/Dining Room

Kitchen

WC

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Shower Room

OUTSIDE

Garage

Rear Garden

12'6 x 8'6

10'11 x 9'5

8'6 x 7'7

15'7 x 8'2