



## 212 Birches Head Road

Birches Head, Stoke-On-Trent, ST1 6NA

Every great project, starts with a story. So start your story here at Birches Head Road as I have a project for you to make your own. A spacious semi detached property in the popular area of Birches Head is being sold with no upward chain and is ready for a new owner to give it a new lease of life. The accommodation on offer comprises an extended lounge, dining room, kitchen, W.C, three bedrooms and family bathroom. Externally the property benefits from ample off road parking to the front and side and a large lawned rear garden. Located in the area of Birches Head close to local amenities, schooling and commuter links to main town centre. Start to write your story here and call today to book a viewing.

**£129,950**

# 212 Birches Head Road

## Birches Head, Stoke-On-Trent, ST1 6NA



- SPACIOUS SEMI DETACHED PROPERTY

- DINING ROOM WITH BOW WINDOW

- THREE BEDROOMS

- POPULAR LOCATION

- SOLD WITH NO UPWARD CHAIN

- LARGE EXTENDED LOUNGE

- BATHROOM

- IN NEED OF REFURBISHMENT

- KITCHEN & DOWNSTAIRS W.C

- OFF ROAD PARKING AND LAWNED REAR GARDEN

### GROUND FLOOR

#### Entrance Porch

A double glazed door and a double glazed window to the front aspect.

#### Entrance Hall

13'3" x 5'11" (4.04 x 1.81)

A wooden door with a glazed inset to the front aspect. Radiator. Door to understairs storage cupboard. Stairs leading to the first floor.

#### Lounge

19'8" x 10'11" (6.00 x 3.34)

A double glazed window to the rear aspect. Electric fireplace. TV point. Two radiators.

#### Dining Room

13'8" x 10'11" (4.18 x 3.33)

A double glazed bow window to the front aspect. Electric fireplace. TV point. Radiator.

#### Kitchen

10'7" x 5'11" (3.25 x 1.81)

A double glazed window to the side aspect. Fitted with a range of wall and

base storage units with inset stainless steel sink. Coordinating work surface areas and tiled flooring. Freestanding gas cooker and plumbing and space for washing machine and fridge/freezer. Radiator.

#### Rear Hall

5'10" x 2'11" (1.80 x 0.90)

A double glazed door to the rear aspect.

#### Cloakroom

5'4" x 2'9" (1.64 x 0.84)

A double glazed window to the rear aspect. Fitted with a low level W.C.

### FIRST FLOOR

#### First Floor Landing

A double glazed overlooks the side aspect.

#### Bedroom One

11'5" x 10'0" (3.50 x 3.06)

A double glazed window to the rear aspect. Radiator.

#### Bedroom Two

14'0" x 10'0" (4.27 x 3.07)

A double glazed bow window to the front aspect. Radiator.

#### Bedroom Three

8'1" x 6'11" (2.48 x 2.13)

A double glazed window to the front aspect. Radiator.

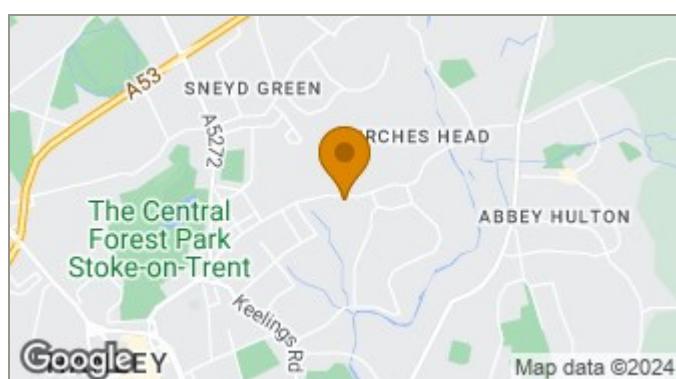
#### Bathroom

8'3" x 5'10" (2.54 x 1.80)

A double glazed window to the rear aspect. Fitted with a suite comprising a bath with shower head above. Low level W.C and wash hand basin. Partly tiled walls. Radiator. Storage cupboard housing central heating boiler.

### EXTERIOR

The property sits on a sizeable plot and to the front there is paved driveway with lawn area to the rear the garden is laid mainly to lawn with flower bed and hedge borders. Please note the current vendors rent an allotment plot from the council which is located at the rear of the property.



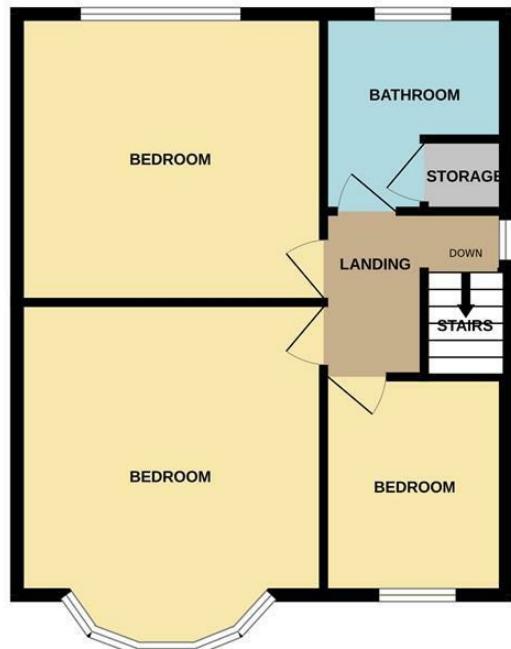


## Floor Plan

GROUND FLOOR



1ST 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		62	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	