



19 Newborough Close Birches Head, Stoke-On-Trent, ST1 6RY

You belong among the wildflowers, You belong somewhere close to me, Far away from your trouble and worry...you belong at this stunning and spacious, DETACHED BUNGALOW. Nestled away in it's own retreat, sitting on a corner plot at the end of a cul-de-sac you will find Newborough Close, Birches Head. The accommodation boasts a bright and inviting lounge, modern fitted kitchen, conservatory, two double bedrooms and bathroom. Externally, the property benefits from off road parking, a double garage and a rear manicured garden. You belong in this home, call to book your viewing today!

£200,000

19 Newborough Close

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



- STUNNING DETACHED BUNGALOW
- CONSERVATORY
- LARGE SWEEPING DRIVEWAY LEADING TO A DOUBLE GARAGE
- SOLD WITH NO UPWARD CHAIN
- LARGE INVITING LOUNGE
- TWO DOUBLE BEDROOMS
- PICTURESQUE GARDENS TO THE FRONT AND REAR
- MODERN FITTED KITCHEN
- FITTED BATHROOM
- POPULAR LOCATION

VIEWING NOTES

Viewings will commence week beginning 1st June.

GROUND FLOOR

Entrance Porch

5'0" x 2'11" (1.53 x 0.91)

A double glazed door and windows look out the front and side aspect.

Lounge

17'3" x 10'10" (5.26 x 3.31)

A double glazed window looks out to the front aspect. Radiator and TV point.

Kitchen

9'10" x 8'2" (3.01 x 2.51)

A double glazed window and door looks into the conservatory. Fitted with a range of wall and base storage units, coordinating work surface areas and inset stainless steel sink and drainer. Integrated appliances include induction hob and electric oven. Space for

a fridge/freezer, dishwasher and space and plumbing for a washing machine. partly tiled walls and wall mounted boiler.

Conservatory

15'11" x 7'11" (4.87 x 2.43)

Brick built base and UPVC construction with an angled polycarbonate ceiling. Double glazed windows and doors open into the rear garden.

Bedroom One

10'11" x 10'6" (3.35 x 3.21)

A double glazed window looks into the conservatory. Radiator and airing cupboard.

Bedroom Two

11'7" x 8'4" (3.54 x 2.55)

A double glazed window to the front aspect. Radiator.

Bathroom

5'9" x 5'2" (1.76 x 1.59)

A double glazed window looks out to the side aspect. Fitted suite comprising of bath with shower over head,

EXTERIOR

To the front of the property there is a sweeping paved driveway leading to the double garage, with a mature shrub border. The rear garden is mainly landscaped throughout, enclosed by timber fencing, paved patio, artificial grass and mature flowerbeds.

Garage

25'9" x 9'8" (7.85 x 2.95)

Double garage with up and over door and rear access door. Double glazed windows look out to the side and rear.



Floor Plan

GROUND 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 | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | | (92 plus) A | | | |
| (81-91) B | | | | (81-91) B | | | |
| (69-80) C | | | | (69-80) C | | | |
| (55-68) D | | | | (55-68) D | | | |
| (39-54) E | | | | (39-54) E | | | |
| (21-38) F | | | | (21-38) F | | | |
| (1-20) G | | | | (1-20) G | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC | |