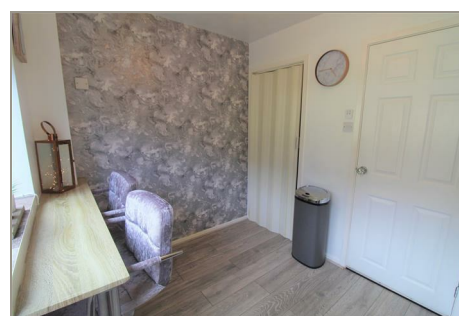
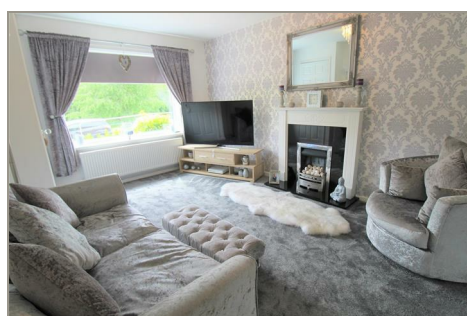




43 Monsal Grove

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

BANG!! The gun is fired and the race has begun, its getting tense as competitors approach the finish line, but there is one clear winner! This stunning semi detached property on the extremely popular Birches Head estate. Immaculate throughout the property has been finished to a high standard by its current owners. The accommodation comprises of a spacious lounge, modern fitted breakfast kitchen, two great sized bedrooms and a family bathroom. Externally the property benefits from off road parking and the rear garden is landscaped and fully enclosed. The property is perfectly positioned opposite the canal towpaths ideal for walking and offers the perfect view. No photo finish check required here, this home is an outstanding winner. Call to book your viewing today.

Offers in excess of £140,000

43 Monsal Grove

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



- STUNNING SEMI DETACHED PROPERTY
- TWO FANTASTIC SIZED BEDROOMS
- OFF ROAD PARKING
- SPACIOUS LOUNGE
- CONTEMPORARY BATHROOM
- POPULAR LOCATION
- MODERN FITTED BREAKFAST/KITCHEN
- LANDSCAPED REAR GARDEN
- EARLY VIEWING A MUST

GROUND FLOOR

Entrance Hall

The property has a double glazed entrance door to the front aspect. Stairs leading to the first floor.

Lounge

14'3" x 10'4" (4.36 x 3.17)

A double glazed window overlooks the side aspect. Loft hatch access. front aspect. Fireplace housing gas fire, radiator and television point.

Kitchen/Diner

13'9" x 7'6" (4.21 x 2.31)

A double glazed door leads out to the rear garden couple with two double glazed windows to the rear aspect. Fitted with a range of wall and base storage units, with inset stainless steel sink and side drainer. Partly tiled walls and work surface areas with breakfast bar. Integrated appliances include

electric oven and hob with cooker hood above. Space for fridge/freezer and plumbing for a washing machine and tumble dryer. Under stair storage.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Loft hatch access.

Bedroom One

11'1" x 10'7" (3.39 x 3.25)

A double glazed window overlooks the front aspect. Fitted wardrobes, radiator and television point.

Bedroom Two

10'2" x 7'3" (3.10 x 2.23)

A glazed window overlooks the rear aspect. Radiator.

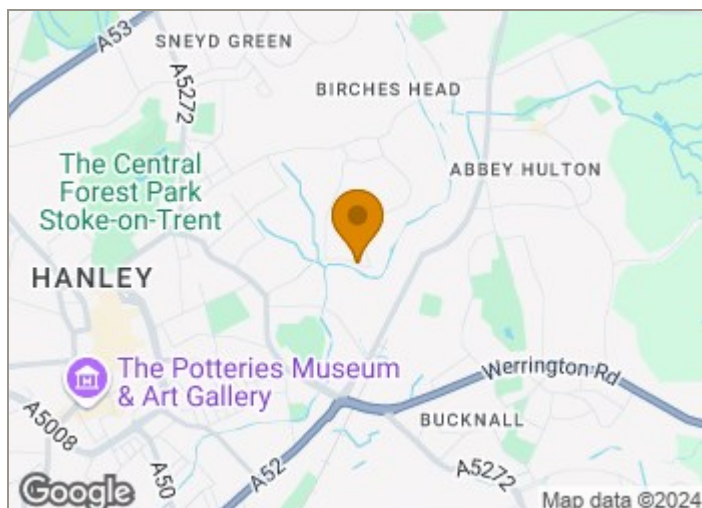
Bathroom

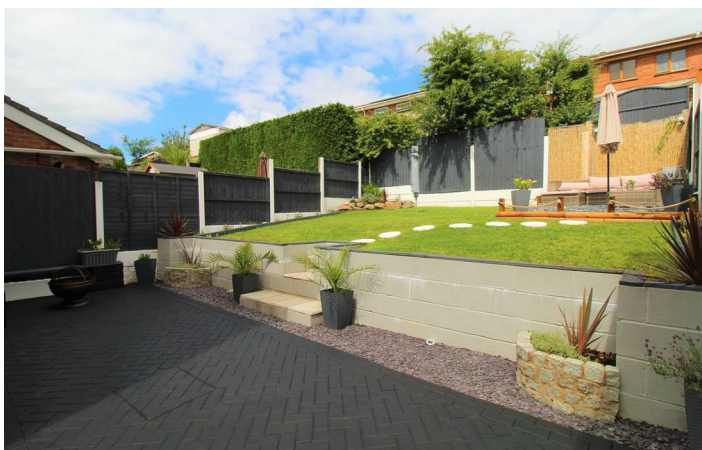
6'11" x 6'3" (2.12 x 1.91)

A glazed window overlooks the rear aspect. Fitted with a suite comprising bath, vanity wash hand basin and low level W.C. Partly tiled walls and ladder style radiator.

Exterior

The front of the property offers a small lawned area and gravelled driveway with hedge borders. The rear offers a fully enclosed garden laid to lawn, slated seating area, flower bed borders and large paved patio.





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

