



8 Tallis Grove

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

Fly me to the moon, let me play among the stars! Let me see what spring is like on, a-Jupiter and Mars! Well forget the moon, Jupiter and Mars because the only place you want be is TALLIS GROVE! It's time to fly through the stars and set your rocket to land firmly on this immaculate detached property. The well maintained accommodation on offer comprises a lounge, dining room, fitted kitchen, conservatory, three bedrooms and family bathroom. Externally the property benefits from ample off road parking to the front and a fully enclosed and landscaped rear garden, with block paved patio seating areas. Nestled away in a quiet cul-de-sac location on the popular Birches Head estate, the property is close to local amenities, schooling and commuter links to the main town centre. The course is set the countdown is on three, two, one, blast off! Call today to book a viewing.

£235,000

8 Tallis Grove

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- VERY WELL PRESENTED DETACHED PROPERTY
- CLOAKROOM
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- LOUNGE, DINING ROOM AND CONSERVATORY
- THREE BEDROOMS
- OFF ROAD PARKING
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- CONTEMPORARY BATHROOM SUITE
- VERY POPULAR LOCATION, CLOSE TO SCHOOLING AND AMENITIES

GROUND FLOOR

Entrance Hall

7'11" x 5'9" (2.43 x 1.77)

UPVC door to the front aspect.

Radiator and stairs lead to the first floor. Doors to storage cupboard.

Cloakroom

4'4" x 3'6" (1.34 x 1.09)

A double glazed window overlooks the side aspect. Fitted with a low level W.C and vanity hand wash basin. Loft access hatch housing central heating boiler. Tiled flooring and radiator.

Lounge

14'11" x 13'6" (4.55 x 4.12)

A double glazed bay window overlooks the front aspect. Fireplace housing electric fire. Radiator.

Dining Room

9'0" x 7'9" (2.75 x 2.37)

Double glazed sliding doors lead into the conservatory. Space for table and chairs and radiator.

Kitchen

10'11" x 6'6" (3.35 x 1.99)

A double glazed window overlooks the rear aspect, coupled with a upvc stable access door to the rear. Fitted with a range of wall and base storage units with inset stainless steel sink

unit and side drainer. Coordinating work surface areas with integrated electric oven, hob with cooker hood, dishwasher and washing machine. A storage cupboard houses the fridge/freezer. Tiled flooring and radiator.

Conservatory

9'4" x 9'1" (2.86 x 2.77)

A UPVC double glazed conservatory with windows to the side and rear, coupled with patio doors leading out to the rear garden. Laminate flooring and radiator.

FIRST FLOOR

First Floor Landing

6'10" x 5'10" (2.10 x 1.80)

Loft access hatch.

Bedroom One

10'7" x 9'4" (3.25 x 2.87)

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

Bedroom Two

9'10" x 8'8" (3.00 x 2.66)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

6'11" x 6'9" (2.11 x 2.08)

A double glazed window overlooks the rear aspect. Radiator

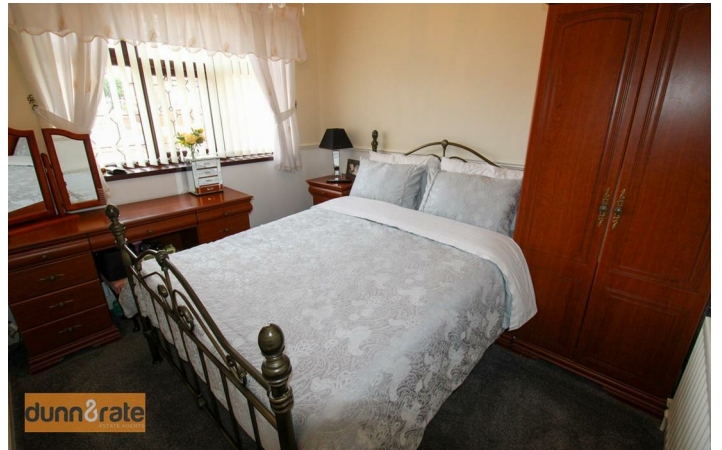
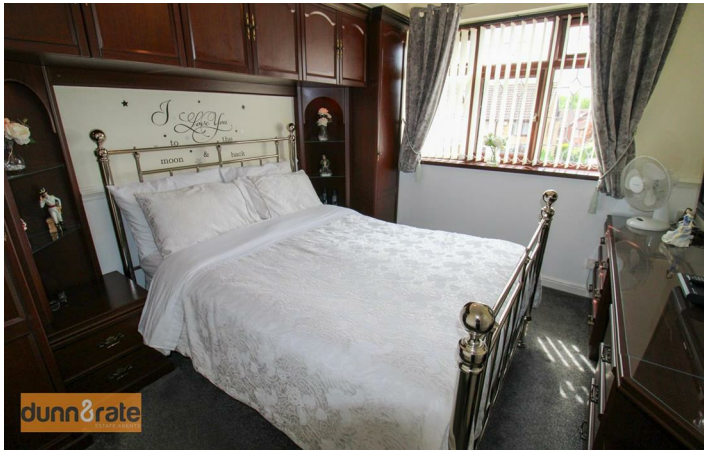
Bathroom

6'2" x 5'10" (1.90 x 1.80)

A double glazed window overlooks the front aspect. Fitted with a suite comprising a double shower unit with waterfall shower head, vanity hand wash basin and low level W.C. Storage cupboard and partly tiled walls. Ceiling spotlights with vertical height radiator.

EXTERIOR

To the front the property has a block paved driveway with lawned area and access gate to the rear aspect. To the rear the garden is fully enclosed and landscaped with a lawned area with a block paved patio seating area and raised flower bed borders.



Floor Plan



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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