



23 Earlswood Road

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

Move a step closer, you know that I want you! I can tell by your eyes that you want me too. I can't deny my feelings, because they are true! Dreams can come true!! All your prayers will be answered when you set your sights on this stunning detached family home on Earlswood Road! There is ample space on offer in this immaculate property and the accommodation comprises a large lounge with feature open fireplace, dining room, sitting room, conservatory modern fitted breakfast kitchen, utility room, four double bedrooms, contemporary family bathroom and en-suite to the master bedroom. Externally the property benefits from ample off road parking and an garage and second driveway to the rear. To the rear there is a lovely landscaped garden laid to lawn with a raised decked seating area. Located in the popular area of Birches Head close to schooling, amenities and commuter links to the main town centre. Just a question of time, I knew we'd be together and that you'd be mine, I want you here forever! Dreams can come true! Call today to book your viewing.

Offers in excess of £330,000

23 Earlswood Road

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



- STUNNING DETACHED PROPERTY
- SITTING ROOM & CONSERVATORY
- FOUR DOUBLE BEDROOMS
- GOOD SIZED ENCLOSED REAR GARDEN
- SPACIOUS FAMILY HOME
- BREAKFAST KITCHEN
- BATHROOM & ENSUITE
- LARGE LOUNGE & DINING ROOM
- UTILITY ROOM & CLOAKROOM
- AMPLE OFF ROAD PARKING & GARAGE

GROUND FLOOR

Entrance Hall

15'4" x 8'6" (4.69 x 2.60)

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

Lounge

19'8" x 16'11" (6.00 x 5.16)

A double glazed bay window overlooks the front aspect. Feature open fireplace housing electric fire. Television point and radiator. Double doors lead into the sitting room.

Sitting Room

10'5" x 9'1" (3.20 x 2.79)

Double wooden doors lead from the lounge and double glazed doors lead into the conservatory. Radiator.

Dining Room

16'2" x 10'7" (4.93 x 3.25)

A double glazed window overlooks the front aspect. Radiator.

Conservatory

11'1" x 9'2" (3.40 x 2.81)

A UPVC conservatory with double glazed windows to the side and rear. A double glazed access door leads out to the rear garden.

Breakfast Kitchen

12'10" x 12'5" (3.93 x 3.79)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated double electric oven, gas ring hob and

cooker hood above, fridge and dishwasher. Ceiling spotlights and radiator. Space for table and chairs.

Utility Room

13'1" x 5'10" (3.99 x 1.78)

Fitted with wall units and coordinating work surface areas. Space and plumbing for freezer, washing machine and tumble dryer. Storage cupboard. Radiator.

Cloakroom

6'6" x 2'6" (1.99 x 0.77)

A double glazed window overlooks the rear aspect. Low level W.C and wash hand basin. Radiator.

FIRST FLOOR

First Floor Landing

Loft access hatch. Airing cupboard.

Bedroom One

17'7" x 10'9" (5.38 x 3.29)

A double glazed window overlooks the front aspect. Fitted with a range of wardrobes. Television point and radiator.

En-Suite

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

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. Ceiling spotlights and radiator.

Bedroom Two

14'10" x 12'5" (4.53 x 3.81)

A double glazed window overlooks the front aspect. Television point and radiator.

Bedroom Three

13'11" x 10'4" (4.25 x 3.16)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Four

11'1" x 10'5" (3.38 x 3.19)

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

Bathroom

8'3" x 7'8" (2.54 x 2.35)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with separate shower unit, low level W.C and wash hand basin. Fully tiled walls and ceiling spotlights. Extractor fan and radiator.

EXTERIOR

To the front there is a large tarmac driveway with gravelled area and hedge border. To the rear the garden is fully enclosed with a rear access gate, laid to lawn with a paved stepping stone pathway leading to a raised decked seating area. To the rear there is a garage and a second driveway.

Garage

16'7" x 9'3" (5.08 x 2.84)

Up and over door with power and lighting. Two single glazed windows overlook the side and access into the workshop.

Workshop

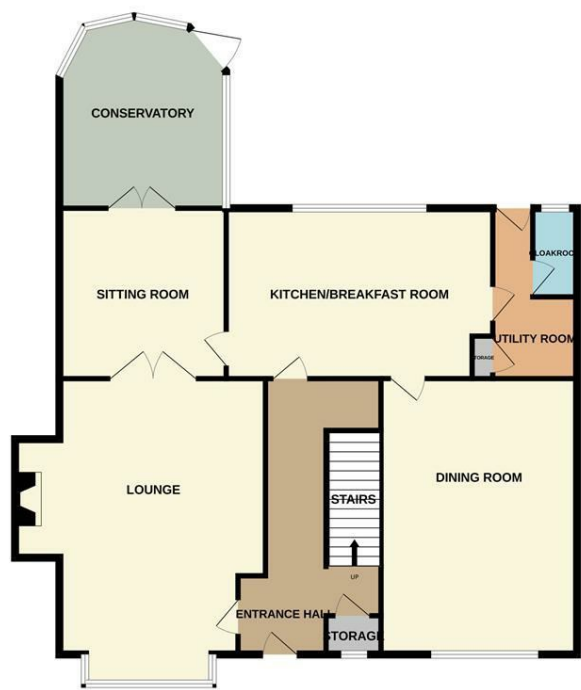
11'7" x 9'3" (3.54 x 2.83)

A single glazed window overlooks the side and an access door leads into the rear garden.



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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