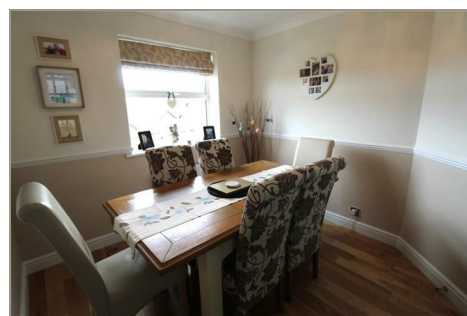




## 11 Stockholm Grove

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

When you love something, it's natural, not demanding! And that's one thing I'm proud to say I've found in this house! I'm so glad we reached an understanding, now I know my heart is safe with you, ooh. So now my love to you, baby, I surrender... Get ready, tonight, I'm gonna make this a house to remember! You will struggle to erase this immaculately, stunning detached property out of your memory once you have viewed it! Beautifully presented throughout and located on the popular Birches head development this property is move in ready. The spacious accommodation comprises a large lounge, dining room, modern fitted kitchen, utility room, four bedrooms, contemporary family bathroom and En-Suite to the master bedroom. Externally the property benefits from off road parking and an integral garage. To the rear the garden is fully landscaped with a large Indian stone seating area, stepped up to a lawned area with summerhouse. Located on the popular area of Birches Head close to local amenities and schooling. So get ready, tonight... its time to make this a house you will remember! Call today to book a viewing.

**Offers in the region of £315,000**

# 11 Stockholm Grove

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



- IMMACULATELY SPACIOUS DETACHED PROPERTY
- CLOAKROOM
- AMPLE OFF ROAD PARKING
- POPULAR LOCATION
- LARGE LOUNGE SEPERATE DINING ROOM
- FOUR BEDROOMS
- INTEGRAL GARAGE
- FULLY FITTED KITCHEN & UTILITY ROOM
- FAMILY BATHROOM PLUS EN-SUITE
- LANDSCAPED REAR GARDEN WITH INDIAN STONE PATIO & SUMMERHOUSE

## GROUND FLOOR

### Entrance Hall

5'3" x 3'5" (1.62 x 1.05)

The property has a double glazed entrance door to the front aspect, with a glazed door leading into the main hallway.

### Hallway

9'8" x 9'1" (2.95 x 2.78)

Two large storage cupboards. Stairs leading to the first floor. Radiator.

### Bedroom One

13'7" x 9'10" (4.15 x 3.00)

A double glazed window overlooks the front aspect. Fitted wardrobes with storage cupboards up and over the bed space and a fitted dressing table.

Radiator.

### En-Suite

6'8" x 6'5" (2.05 x 1.98)

Fitted with a suite comprising a double shower unit, low level W.C and wash hand basin. Fully tiled walls with shavor point and extractor fan. Ladder style towel radiator.

### Bedroom Two

10'11" x 9'4" (3.35 x 2.85)

A double glazed window overlooks the front aspect. Fitted wardrobes and dressing table. Radiator.

## FIRST FLOOR

### First Floor Landing

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

### Cloakroom

5'8" x 2'9" (1.75 x 0.86)

A double glazed window overlooks the rear aspect. Fitted with a low level W.C and vanity hand wash basin. Tiled splashback and radiator.

### Lounge

17'7" x 11'3" (5.37 x 3.44)

Two double glazed windows overlook the front aspect. Television point and two radiators.

### Dining Room

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

A double glazed window overlooks the front aspect. Double glazed doors lead out onto the landing. Space for table and chairs and radiator.

### Kitchen

15'1" x 9'0" (4.61 x 2.76)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset ceramic sink unit and side drainer. Coordinating work surface areas and tiled flooring. Integrated appliances include a electric oven and hob with cooker hood above, fridge/freezer, dishwasher and microwave. Ceiling spotlights and radiator.

### Utility Room

5'3" x 5'1" (1.61 x 1.56)

A double glazed access door leads out to the rear garden. Fitted with wall units and coordinating work surface areas. Space and plumbing for washing

machine and tumble dryer. Wall mounted central heating boiler. Radiator.

### Bedroom Three

12'2" x 6'9" (3.73 x 2.07)

A double glazed window overlooks the front aspect. Radiator.

### Bedroom Four

8'2" x 6'9" (2.50 x 2.06)

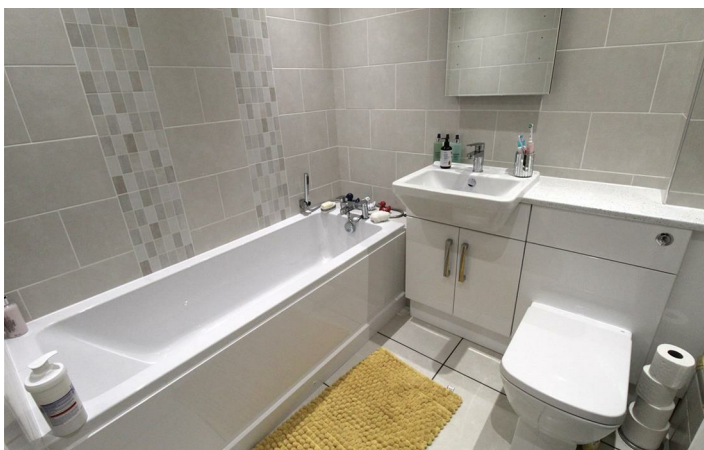
A double glazed window overlooks the rear aspect. Radiator.

## EXTERIOR

To the front the property had a large tarmacadam driveway for ample off road parking and access to an integral garage. To the rear the garden is fully enclosed with panelled fencing and access gates to either side. It has a large Indian stone patio seating area with steps leading up to a lawned area and second seating area with summer house. The garden is framed with raised sleeper flower bed borders.

### Garage

Up and over door. Power and lighting.

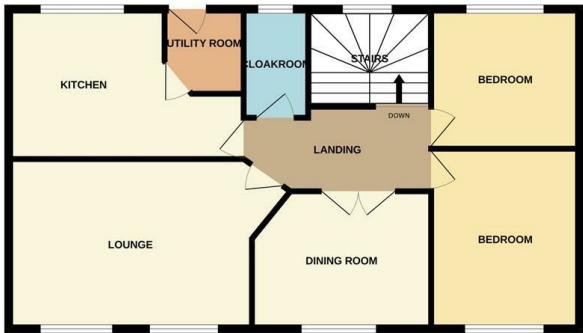


Floor Plan

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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