



29 Elgar Crescent

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

Welcome to your perfect family haven! A spacious, beautifully maintained home designed with family life at its heart. From the moment you step through the front door, it's clear this property has been loved and looked after. Bright, open living areas flow effortlessly from room to room, creating the ideal backdrop for everyday life and special moments alike. Whether it's a cosy movie night in the lounge, a bustling family breakfast in the kitchen, or birthday celebrations in the garden, this home is ready for it all. Upstairs, generously sized bedrooms give every family member space to unwind, while a modern bathroom and en-suite ensure comfort and convenience. Externally the property has ample off-road parking, secure and well-kept gardens to enjoy the summer evenings outdoors. The rear backs onto the canalside with beautiful woodland walks. Add to that excellent local schools, amenities and commuter links nearby, you've got a home that truly supports family living. This is more than just a house, it's where your next chapter begins and memories are made and treasured. Call today to book a viewing.

£284,950

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- SPACIOUS FAMILY DETACHED PROPERTY
- THREE DOUBLE BEDROOMS PLUS OFFICE
- AMPLE OFF ROAD PARKING
- POPULAR LOCATION
- LARGE LOUNGE & SEPERATE DINING/SITTING ROOM
- FAMILY BATHROOM & EN-SUITE TO MASTER
- DETACHED GARAGE & WORKSHOP
- FITTED BREAKFAST KITCHEN WITH ISLAND
- GARDENS TO THE FRONT & REAR
- QUIET CUL-DE-SAC LOCATION

GROUND FLOOR

Entrance Hall

4'10" x 4'5" (1.49 x 1.35)

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

Lounge

14'0" x 11'7" (4.28 x 3.55)

A double glazed bay window overlooks the front aspect. Fireplace housing electric fire. Television point and radiator. Double glazed doors lead into the kitchen.

Dining/Sitting Room

23'1" x 7'3" (7.06 x 2.22)

A double glazed bay window overlooks the front aspect and double glazed patio doors lead out to the rear. Sliding glazed doors lead into the kitchen. Two radiators and television point. Space for table and chairs.

Breakfast Kitchen

14'9" x 12'9" (4.51 x 3.91)

A double glazed window overlooks the rear aspect with a full length window to the side coupled with double glazed patio doors leading out to the rear garden. Fitted with a range of wall and base storage units with inset ceramic sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Freestanding electric cooker and space for washing machine and fridge/freezer. Island breakfast bar and storage. Under stairs storage cupboard and ceiling spotlights. Radiator.

FIRST FLOOR

First Floor Landing

Airing cupboard and loft access hatch.

Bedroom One

13'7" x 7'3" (4.16 x 2.21)

Double glazed doors open onto a Juliet balcony overlooking the rear garden. Fitted wardrobes and access to en-suite. Radiator.

En-Suite

7'1" x 4'5" (2.18 x 1.36)

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

Bedroom Two

10'0" x 8'7" (3.05 x 2.63)

A double glazed window overlooks the rear aspect. Fitted wardrobes with sliding doors. Television point and radiator.

Bedroom Three

8'8" x 8'5" (2.65 x 2.59)

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

Office/Bedroom

7'1" x 6'3" (2.16 x 1.92)

A double glazed window overlooks the rear aspect. Radiator. Access into the master bedroom.

Bathroom

6'0" x 5'4" (1.85 x 1.63)

A double glazed window overlooks the front aspect. Fitted with a suite comprising bath with waterfall shower over, vanity hand wash basin and low level W.C. Fully tiled walls and extractor fan. Ceiling spotlights and ladder style towel radiator.

EXTERIOR

To the front the property benefits from a sizable garden area with gravel feature and mature plants, the property also has a good size gravelled driveway with ample off road parking. To the rear the garden has been landscaped with a paved patio area and decked seating area, artificial lawn and rockery feature. With access to the garage. The rear garden backs onto beautiful canalside with open walkways and woodlands.

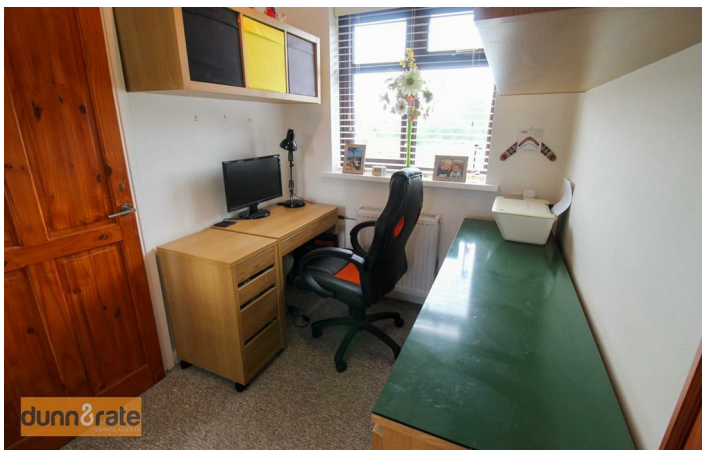
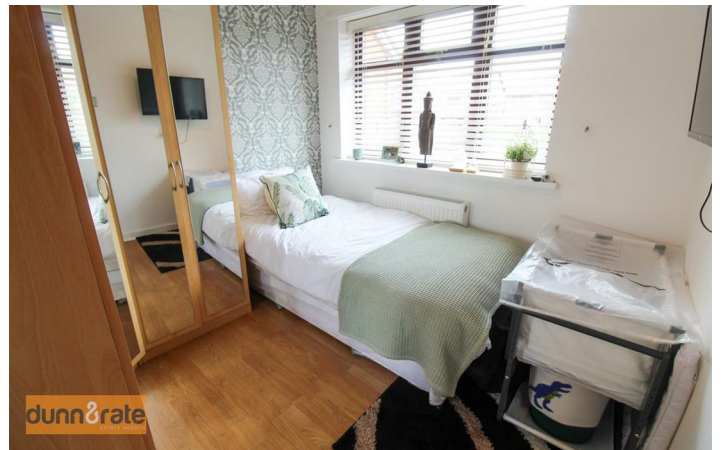
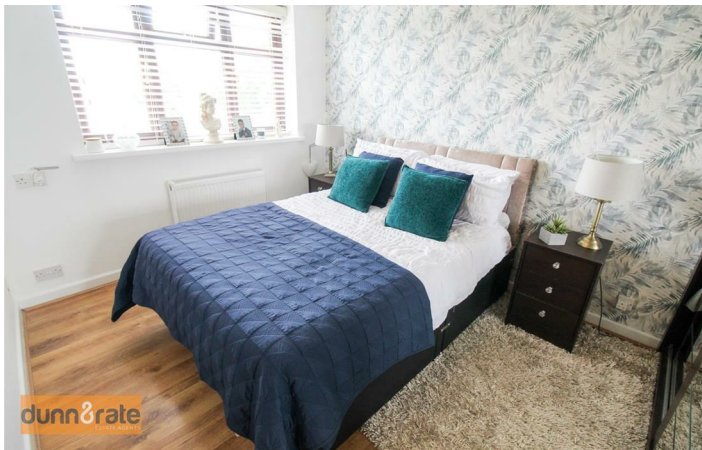
Garage

13'7" x 9'8" (4.16 x 2.95)

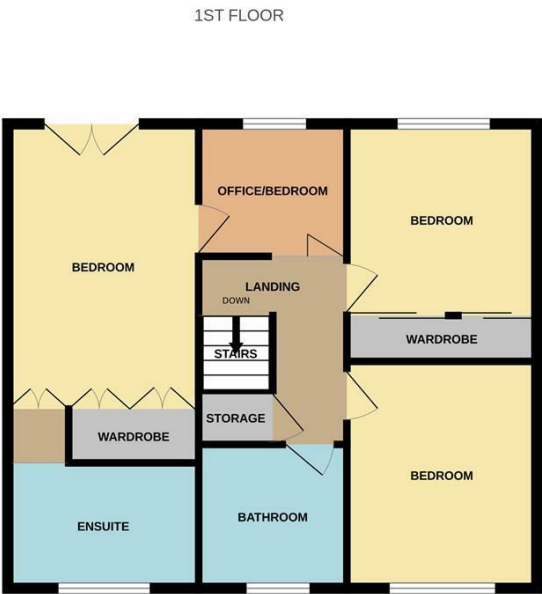
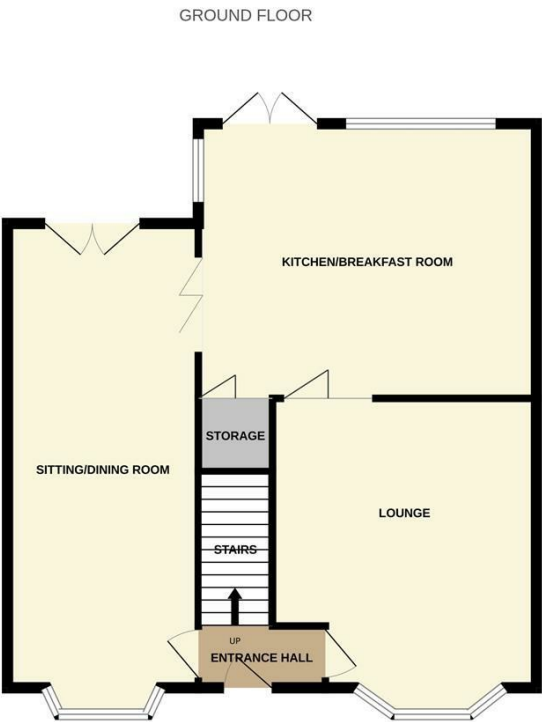
Up and over door with access door to the side and window. Power and lighting and access to workshop.

Workshop

Power and lighting with fitted shelving.



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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