



3 Perivale Close

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

Are you looking for love??? Well they do say 'Home is Where the Heart is' and with this stunning detached property in the popular area of Birches Head you will be sure to fall head over heels! Immaculately presented throughout, this family home oozes style and sophistication. Boasting a large lounge, modern fitted kitchen/diner with integrated appliances, office which is currently used as a home gym, utility room, and cloakroom completes the spacious ground floor accommodation. To the first floor there are four good sized bedrooms, two en-suite bathrooms and a contemporary family bathroom. Externally the property benefits from ample off road parking to the front and a garage. To the rear garden there is a fully enclosed and laid to lawn and decked area. Perfectly located on the Birches Head estate, close to local schooling and amenities, there is not many boxes this property does not tick. No need for cupid's arrow here, its instantly love at first sight!!

£320,000

3 Perivale Close

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



- STUNNING DETACHED PROPERTY
- OFFICE & UTILITY ROOM
- FULLY ENCLOSED REAR GARDEN
- NO UPWARD CHAIN
- SPACIOUS LOUNGE
- FOUR BEDROOMS
- OFF ROAD PARKING & GARAGE
- MODERN FITTED KITCHEN/DINER
- TWO EN-SUITES PLUS FAMILY BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Porch

5'2" x 3'0" (1.60 x 0.92)
The property has a solidor entrance door to the front aspect. Amtico flooring and radiator.

Entrance Hall

8'9" x 5'11" (2.67 x 1.82)
A door leads from the entrance hall. Fitted with Amtico flooring and a radiator. Stairs lead to the first floor.

Cloakroom

7'7" x 2'11" (2.33 x 0.91)
Fitted with a low level W.C and wash hand basin. Karndean flooring, ceiling spotlights and extractor fan. Vertical height radiator.

Lounge

18'3" x 12'9" (5.58 x 3.91)
A double glazed oriel window overlooks the rear aspect coupled with aluminium sliding patio doors. Fireplace housing gas fire, ceiling spotlights and Amtico flooring. Under stairs storage cupboard, television point and radiator.

Kitchen/Dining Room

23'8" x 10'2" (7.23 x 3.11)
A double glazed window overlooks the side aspect coupled with a Solidor door and aluminium bi-folds doors lead out to the rear aspect. Fitted with a range of wall and

base storage units with inset sink unit with coordinating Corian work surface areas. Integrated appliances include double electric oven and hob with cooker hood above, fridge/freezer and dishwasher. Karndean flooring, ceiling spotlights and television point. Vertical height radiator.

Utility Room

7'6" x 5'10" (2.31 x 1.80)
A double glazed window overlooks the side aspect. Fitted with wall and base storage units with inset stainless steel sink unit and coordinating work surface areas. Space and plumbing for washing machine and tumble dryer. Karndean flooring, extractor fan and ceiling spotlights. Radiator.

Office

9'6" x 8'9" (2.92 x 2.69)
A double glazed flush sashed bay window overlooks the front aspect. Amtico flooring, telephone point and radiator. The office is currently set up as a home gym.

FIRST FLOOR

First Floor Landing

12'7" x 2'9" (3.84 x 0.85)
Loft access hatch and sun pipes above.

Bedroom One

12'9" x 12'7" (3.91 x 3.86)
A double glazed flush sash window overlooks the front aspect. Ceiling spotlights and radiator.

En-Suite Bedroom One

6'0" x 5'4" (1.83 x 1.63)
A double glazed window overlooks the side aspect. Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Partly tiled walls and vertical height radiator.

Bedroom Two

17'7" x 10'2" (5.38 x 3.12)
A double glazed window overlooks the rear aspect. Loft access hatch, ceiling spotlights and radiator.

En-Suite Bedroom Two

7'3" x 5'1" (2.23 x 1.56)
A double glazed window overlooks the side aspect. Fitted with a suite comprising shower unit, low level W.C and vanity hand wash basin. Extractor fan, ceiling spotlights and vertical height radiator.

Bedroom Three

12'7" x 11'3" (3.86 x 3.44)
A double glazed flush sash window overlooks the front aspect. Storage cupboard housing hot water cylinder. Radiator.

Bedroom Four

9'0" x 8'4" (2.75 x 2.55)
A double glazed window overlooks the rear aspect. Telephone point and radiator.

Bathroom

7'11" x 6'1" (2.42 x 1.86)
A double glazed window overlooks the side aspect. Fitted with a suite comprising a large bath, vanity hand wash basin and low level W.C. Partly tiled walls, ceiling spotlights and feature vertical radiator.

EXTERIOR

Garage

8'0" x 7'1" (2.44 x 2.18)
Electric up and over door with power and lighting. Wall mounted central heating boiler.

Council Tax Band

Council Tax Band- D

Purchaser should seek guidance upon completion.



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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