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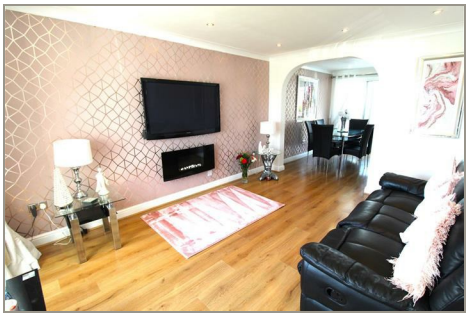
ESTATE AGENTS



12 Somerley Road

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

BANG!! The gun is fired and the race has begun, it's getting tense as competitors approach the finish line, but there is one clear winner! This immaculate, detached property on the extremely popular Birches Head estate. Somerley Road is lovingly presented throughout by its current owners. The accommodation on offer comprises of a spacious lounge, leading into a dining area, modern fitted breakfast kitchen, conservatory, three great sized bedrooms and a family bathroom. Externally the property benefits from ample off road parking and a fully enclosed rear garden, laid to lawn with a flower bed borders and garden pond. Located on the popular Birches Head development, close to local amenities, schooling and a short walk to the canal. No photo finish check required here, this home is an outstanding winner. Call to book your viewing today.

£204,950

12 Somerley Road

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

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- IMMACULATE DETACHED PROPERTY
- CONSERVATORY
- AMPLE OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES & SCHOOLING
- LARGE LOUNGE/DINING AREA
- THREE BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN
- CONTEMPORARY BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

4'7" x 3'9" (1.40 x 1.15)

The property has a double glazed entrance door to the front aspect. Tiled flooring radiator. Radiator.

Lounge

15'2" x 11'6" (4.64 x 3.52)

A double glazed bay window overlooks the front aspect. Large under stairs storage cupboard. Ceiling spotlights and television point. Radiator. Open archway leading into the dining area.

Dining Area

9'4" x 7'3" (2.86 x 2.23)

Double glazed sliding doors lead into the conservatory. An open archway leads into the kitchen. Space for table and chairs. Ceiling spotlights and radiator.

Kitchen

9'4" x 6'10" (2.87 x 2.10)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric double oven, gas hob and cooker hood above. Space and plumbing for washing machine and fridge/freezer. Tiled flooring.

Conservatory

14'0" x 7'10" (4.29 x 2.39)

A UPVC conservatory with double glazed windows to the side and rear aspects. Double doors lead out on to the rear garden. Tiled flooring, television point and radiator.

FIRST FLOOR

First Floor Landing

10'5" x 4'7" (3.18 x 1.40)

A double glazed window overlooks the side aspect. Airing cupboard housing central heating boiler.

Bedroom One

11'8" x 8'11" (3.57 x 2.72)

A double glazed window overlooks the rear aspect. Fitted with a range of wardrobes and storage units up and over the bed space with an integrated dressing table. Television point and radiator.

Bedroom Two

11'3" x 8'11" (3.45 x 2.72)

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

Bedroom Three

7'3" x 6'4" (2.21 x 1.94)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

5'11" x 5'4" (1.81 x 1.64)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Partly tiled walls and extractor fan. Ceiling spotlights and ladder style towel radiator.

EXTERIOR

To the front the property has a long driveway leading to double gates with a lawned area with inset shrubs. To the rear, the garden is fully enclosed by panelled fencing, there is a paved patio seating area with steps leading to a lawn with a rockery and flower bed border with built in pond area.

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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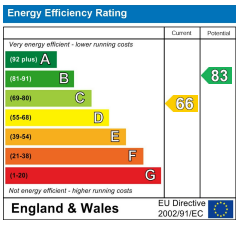

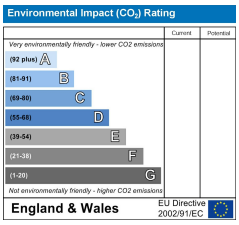

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