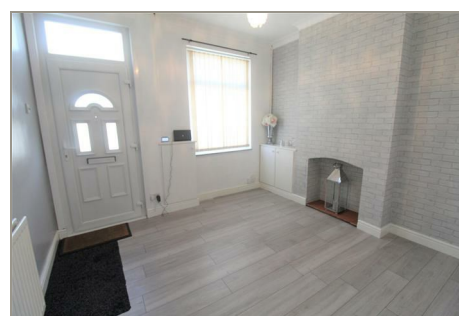
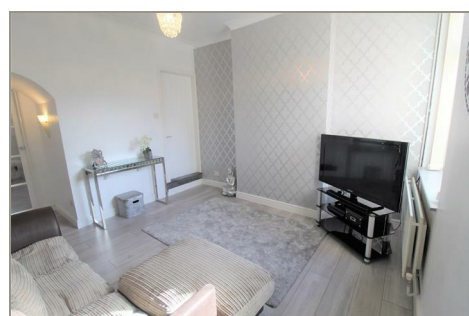




41 Oak Street

Birches Head, Stoke-On-Trent, ST1 2NW

Like every great OAK tree the journey starts with a tiny acorn! So here I offer you an acorn in the form of an immaculate end terraced on OAK Street in the popular area of Birches Head. Plant your roots here and watch the tree grow as you start your property journey. Boasting two reception rooms, modern fitted kitchen, contemporary bathroom, two double bedrooms and converted loft room. Externally the property benefits from a decked rear garden. So take this acorn plant your roots here and make a home. Call today to book a viewing.

Offers in the region of £99,950

41 Oak Street

Birches Head, Stoke-On-Trent, ST1 2NW



- IMMACULATE END TERRACED
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- CONVERTED LOFT ROOM
- CONTEMPORARY BATHROOM
- DECKED REAR COURTYARD
- POPULAR LOCATION
- EARLY VIEWING A MUST

GROUND FLOOR

Dining Room

11'5" x 10'8" (3.50 x 3.27)

A double glazed door and window to the front aspect. Radiator and laminate flooring.

Lounge

15'1" x 11'3" (4.62 x 3.44)

A double glazed window to the rear aspect. Radiator and television point. Laminate flooring.

Kitchen

14'6" x 5'9" (4.43 x 1.76)

A double glazed door and window to the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Co ordinating work surface areas. Space for an electric cooker and space for a fridge/freezer. Plumbing for a

washing machine. Ceiling spotlights. Wall mounted combi boiler.

Bathroom

6'5" x 5'5" (1.96 x 1.66)

A double glazed window to the side aspect. Fitted with a suite comprising bath with mixer tap and shower over head. Vanity wash hand basin and low level W.C. Tiled walls and heated towel rail.

FIRST FLOOR

Bedroom One

12'0" x 11'3" (3.66 x 3.45)

A double glazed window to the rear aspect. Fitted wardrobe. Radiator and door leading to storage

Bedroom Two

11'5" x 7'9" (3.49 x 2.37)

A double glazed window to the front aspect. Radiator and door to storage cupboard.

SECOND FLOOR

Loft Room

16'10" x 10'2" (5.14 x 3.11)

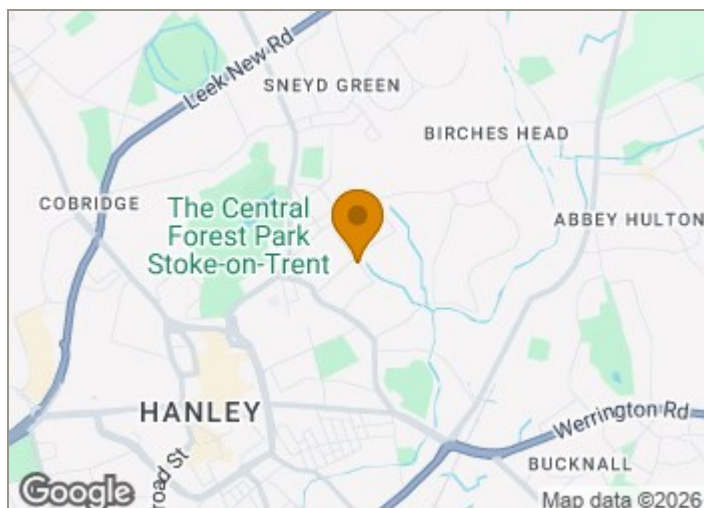
Stairs leading from the first floor and two Velux sky lights.

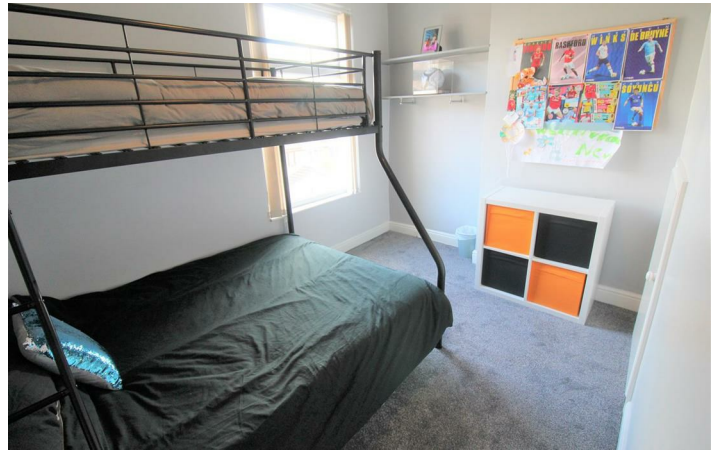
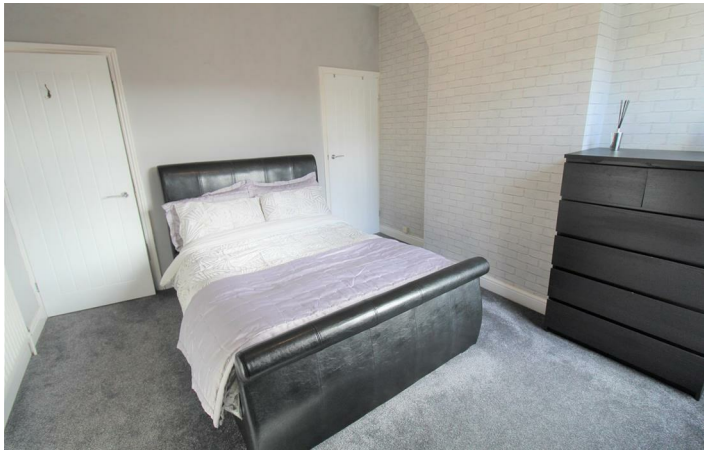
EXTERIOR

The rear of the property there is a decked and paved area and large garden shed.

AGENTS NOTES

Up to date building regulations have not been provided for the loft room, independent advice should be sought to satisfy purchaser requirements.





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

