



10 Crossmead Grove

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

CROSS over to the right side of the street and head to CROSSmead Grove, you will not be disappointed! Immaculate throughout and nestled away in the corner of a cul-de-sac this stunning detached property will surely steal the show! Beautifully maintained by its current owners the property comprises of a lounge, modern fitted kitchen/diner, large conservatory, three bedrooms and a contemporary bathroom. Externally, the property benefits from a corner plot offering ample off road parking and a landscaped rear garden with decked seating areas. Located on the popular Birches Head estate, within close proximity to local schooling and excellent commuter links. So CROSS off all the other properties on your list this one is for you, call and book a viewing today.

Asking price £194,950

10 Crossmead Grove

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- STUNNING DETACHED PROPERTY
- LARGE CONSERVATORY
- AMPLE OFF ROAD PARKING
- POPULAR LOCATION
- SPACIOUS LOUNGE
- THREE FANTASTIC SIZED BEDROOMS
- LANDSCAPED REAR GARDEN
- MODERN KITCHEN/DINER
- CONTEMPORARY BATHROOM
- CUL-DE-SAC LOCATION

GROUND FLOOR

Entrance Hall

The property has a double glazed entrance door to the front aspect coupled with a double glazed window to the side. Radiator. Stairs to the first floor.

Lounge

13'3" x 12'10" (4.04 x 3.92)

A double glazed bay window overlooks the front aspect and double glazed doors lead into the kitchen/diner. Under stairs storage cupboard. Wall mounted electric feature fire. Television point. Radiator.

Kitchen/Diner

16'5" x 9'8" (5.02 x 2.95)

A double glazed window overlooks the rear, coupled with double glazed doors leading into the conservatory. Fitted with a range of high gloss wall and base units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and porcelain tiled flooring. Integrated

appliances include gas oven and hob with cooker hood above, fridge/freezer, dishwasher and washing machine. Space for table and chairs. Radiator.

Conservatory

17'1" x 7'6" (5.22 x 2.29)

A upvc conservatory with double glazed windows to the side and rear aspects. Double glazed sliding doors lead out to the rear garden and a side access door. Radiator.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch and airing cupboard.

Bedroom One

10'3" x 10'1" (3.14 x 3.08)

A double glazed window overlooks the rear aspect. Two fitted wardrobes and radiator.

Bedroom Two

10'5" x 8'5" (3.19 x 2.59)

A double glazed window

overlooks the front aspect. Television point and radiator.

Bedroom Three

7'8" x 6'5" (2.35 x 1.96)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

6'0" x 5'6" (1.85 x 1.68)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising panelled bath with shower over, low level W.C and vanity hand wash basin. Partly tiled walls and extractor fan. Ladder style towel radiator.

Exterior

To the front the property benefits from a tarmac driveway, leading down the side of the property and a lawned area. To the rear the garden is laid to lawn with raised decked seating areas and garden shed. Fully enclosed by panelled fencing.



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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