



4 Fairhaven Grove

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

All's FAIR in love and war! Well you wait because you are bound to fall head over heels in love with this dormer bungalow on FAIRhaven Grove. Time to battle and make this one yours, as this superbly presented property is move in ready. The accommodation comprises lounge, dining room, modern fitted kitchen, conservatory, four bedrooms and family bathroom. Externally the property benefits from off road parking and a garage and a lawned rear garden with paved patio area. Located in the popular area of Birches Head close to local amenities, schooling and excellent commuter links to the main town centre. Are you FAIR game? Call today to book your viewing.

£209,950

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- LARGE SEMI DETACHED DORMA BUNGALOW
- FOUR BEDROOMS
- GOOD SIZED REAR GARDEN
- SOUGHT AFTER LOCATION
- LOUNGE/ DINER & CONSERVATORY
- FAMILY BATHROOM
- OFF ROAD PARKING
- MODERN FITTED KITCHEN
- DETACHED GARAGE
- NO UPWARD CHAIN

GROUND FLOOR

Kitchen

14'4" x 7'4" (4.38 x 2.25)

A UPVC door to the side aspect and double glazed window to the side aspect. Fitted with a range of wall and base storage units and inset Belfast sink with mixer tap. Coordinating work surface areas and partly tiled walls. Integrated appliances include double electric oven and gas hob with cooker hood above, fridge and freezer. Plumbing for a washing machine. Karndean flooring and ceiling spotlights.

Lounge

18'6" x 11'4" (5.66 x 3.47)

A double glazed window to the front aspect and French style doors leading into the dining room. Gas fireplace, wall lights and radiator. Television point and telephone line. Laminate flooring.

Dining Room

12'8" 10'1" (3.88 3.08)

UPVC double glazed patio doors to the rear aspect. Wall lights and radiator. Laminate flooring and stairs to the first floor.

Conservatory

17'9" x 9'6" (5.42 x 2.91)

A UPVC construction with double glazed windows to the side and rear aspect and double glazed patio doors to the rear aspect. Ceiling spotlights and radiator.

Bedroom Four

9'10" x 8'11" (3.02 x 2.73)

UPVC double glazed patio doors to the rear aspect. Television point and radiator. Laminate flooring.

Bathroom

10'5" x 5'5" (3.20 x 1.67)

A double glazed window to the side aspect. Fitted with a suite comprising double shower cubicle, wash hand basin with mixer tap and low level W.C. Fully tiled walls and flooring. Touch censored mirror and door to storage cupboard.

FIRST FLOOR

Landing

Stairs leading from the ground floor.

Bedroom One

20'2" x 8'3" (6.15 x 2.52)

Double glazed windows to the front and rear aspect. Radiator. Door to storage cupboard housing combi

boiler and door to a small storage cupboard.

Bedroom Two

9'8" x 9'9" (2.97 x 2.98)

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

Bedroom Three

10'0" x 5'9" (3.05 x 1.77)

A double glazed window to the rear aspect.

EXTERIOR

The front of the property has a lawn and mature borders with a paved driveway providing ample off road parking. The rear provides an enclosed garden with mature borders and paved patio. Three sheds.

Garage

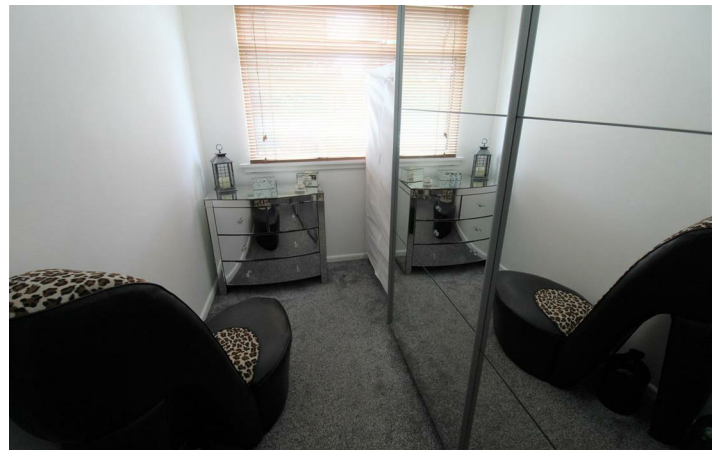
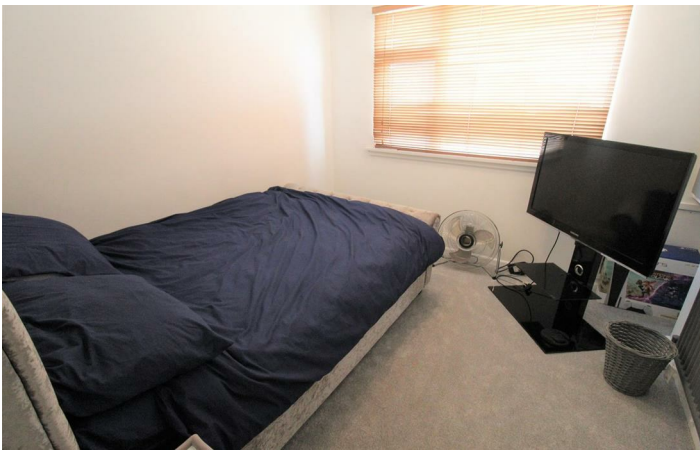
19'1" x 9'4" (5.82 x 2.87)

An up and over electric front door. Power and light.

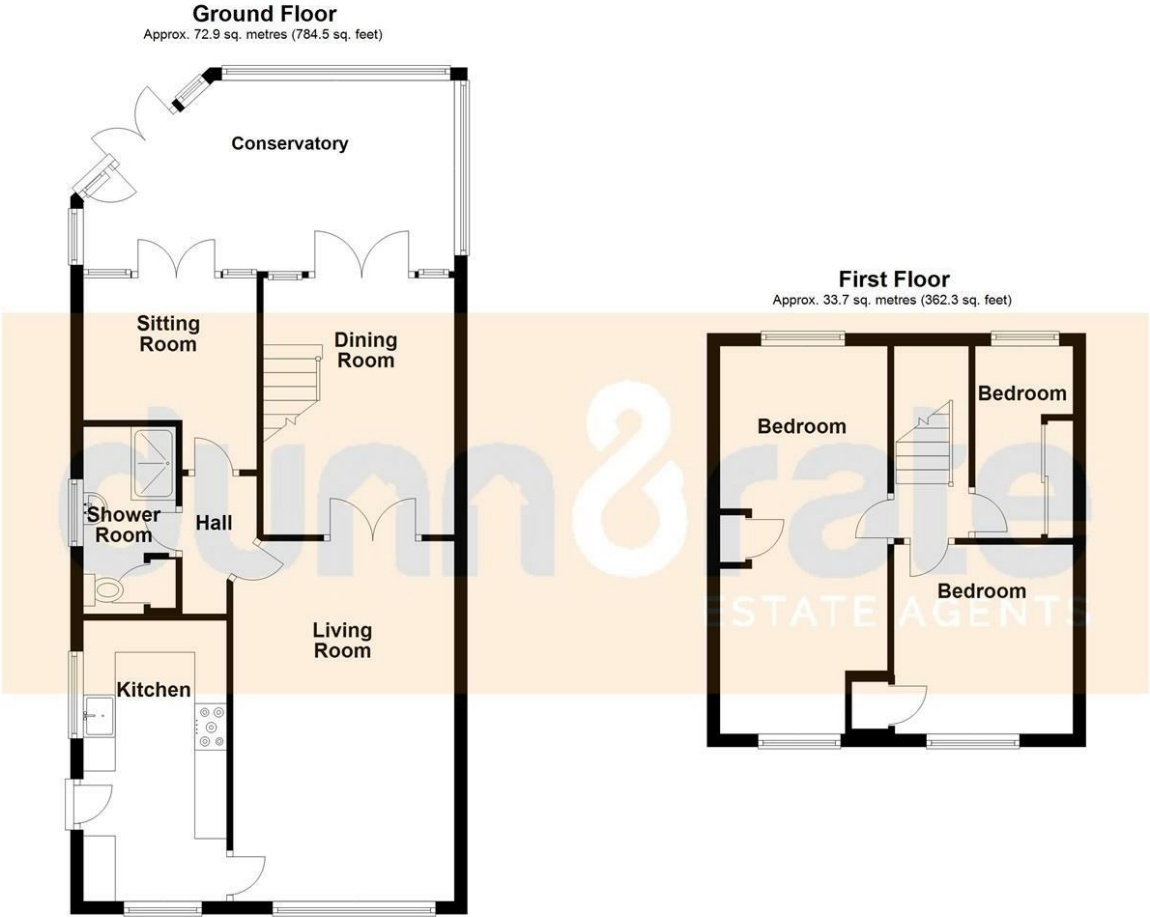
Council Tax Band

Council tax band C

Purchaser should seek confirmation prior to completion.



Floor Plan



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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