

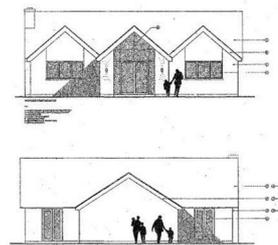
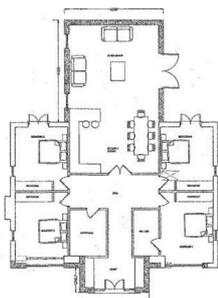


37, Birkholme Drive, Stoke-On-Trent, ST3 7LS



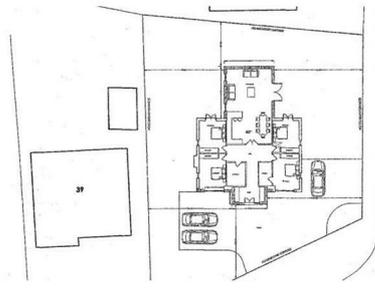
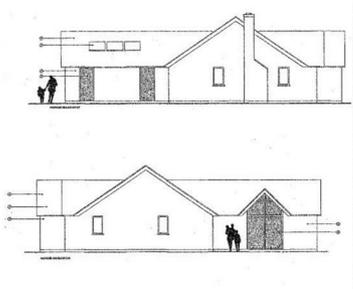
Asking Price £279,950

NEW PRICE. EXCEPTIONAL VALUE FOR MONEY! DEVELOPMENT POTENTIAL. Built in 1962 for the current owner, this attractive two bedroom detached bungalow sits centrally amidst its' own wrap-around gardens on a good size prominent corner plot at the junction of Birkholme Drive and Golborn Avenue. The property is well situated in a desirable part of Meir Heath, very close to green belt land and within easy reach of a wide selection of local shops, schools and amenities. A scheme of updating and refurbishment is now required to fully unlock the potential this property has to offer. Additionally, planning approval was granted on 19th August, 2022 to extend and remodel the property to create an appealing four bedroom home, which would still leave spacious areas for the parking of several cars, caravan etc. The bungalow has a large loft space which, if required, could be converted to provide even more habitable accommodation (subject to the necessary approval). Noteworthy, the local planning authority in conjunction with the Highways Department have recently confirmed their acceptance in principle for the forming of a new additional driveway at the rear off Golborn Avenue, subject to final design details being submitted for agreed compliance with the Highways Authorities conditions, so as to secure a well designed, safe access. The planning application and decision can be viewed on the Stafford Borough Planning Portal using reference 21/34712/HOU



01785 811 800

<https://www.tgprop.co.uk>



Porch
Large fully enclosed porch.

Entrance Hall
A spacious L-shape entrance hall with access hatch to the loft space featuring a pull down ladder. Large walk-in cloaks cupboard.

Living Room
Spacious sitting room with windows to the front and side of the property, double doors opening through to the open plan dining kitchen.

Kitchen / Dining Room
Open plan kitchen with space for dining, windows to the rear and side of the property overlooking the gardens.

Garden Room
Adjoins the kitchen with door opening to the gardens.

Bedroom 1
Double bedroom with window to the front of the property. Built-in wardrobes to two walls.

Bedroom 2
Window to the rear of the property. Radiator.

Bathroom
With suite comprising: bath, corner shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Ceramic wall tiling.

Attic Room
A spacious converted attic space which has a pull down ladder from the entrance hall and dormer window to the front of the property. Ideal for use as a hobby room or with a little further work could easily be utilised as additional bedroom accommodation.

Outside
The property occupies a large plot at the corner of Birkholme Drive and Golborn Avenue with gardens to all sides. Driveway parking with space for several cars and integral single garage.

The current owners have recently obtained planning permission to re-model the property both internally and externally to provide an appealing four-bedroom home by extending it forward and rearward. The proposed plans retain some of the property's original gables, with additional fully glazed feature gables incorporated to enhance the appearance of the property overall. Full use has been made of the building's present external form and fabric to offset full re-build costs. The plans show that the internal layout has been much improved to create a most appealing fore bedroom home, with the unique new rear extension providing a central hub for modern family living which would incorporate a large kitchen / dining room cum relaxation

area. Alternatively, it also offers the purchaser the opportunity to fulfil their own property aspirations, subject to any necessary planning consents.

General Information

Services: Mains gas, water, electricity & drainage. Electric and gas services fully tested and certified November 2022

Tenure: Freehold

Council Tax Band D

Viewing by appointment

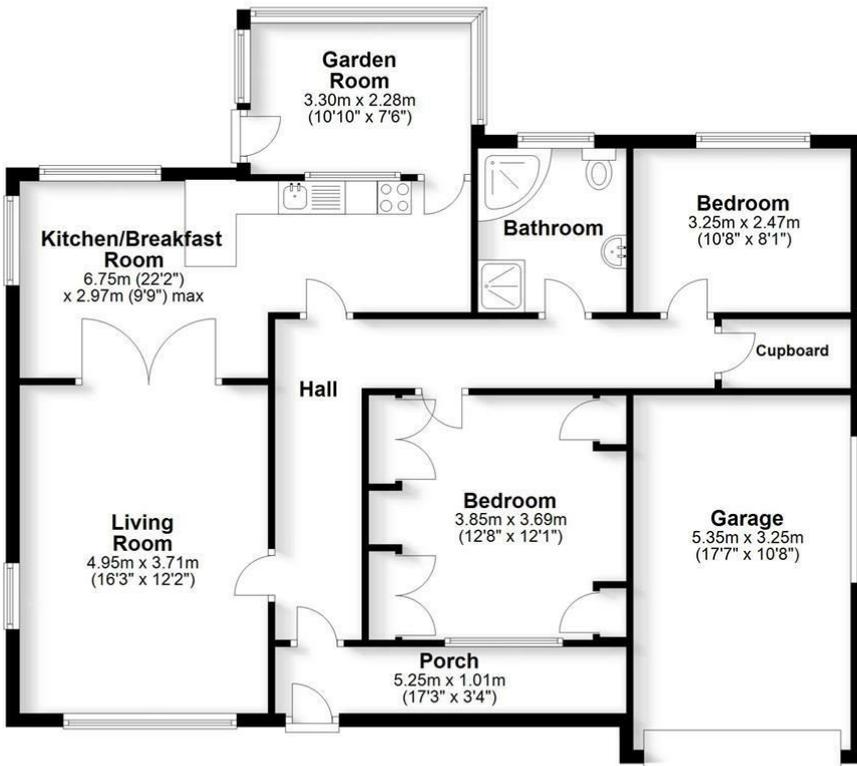
For sale by private treaty, subject to contract.

Vacant possession on completion.



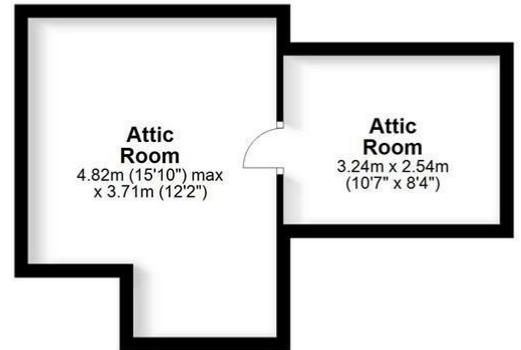
Ground Floor

Approx. 112.1 sq. metres (1206.2 sq. feet)



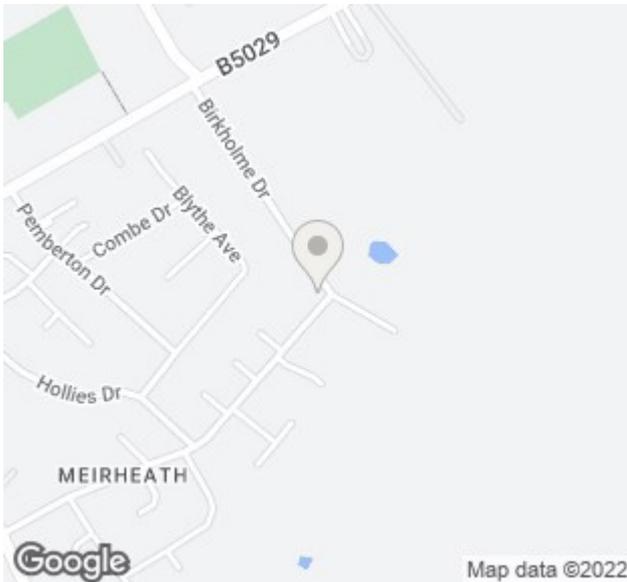
First Floor

Approx. 24.6 sq. metres (265.1 sq. feet)



Total area: approx. 136.7 sq. metres (1471.3 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		55	69
England & Wales		EU Directive 2002/91/EC	