

## 17 Harrop Street, Birches Head, Stoke-On-Trent, Staffs, ST1 2NA



**Freehold Offers in excess of £130,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and recently updated Victorian terraced home situated in this ever popular and convenient Birches Head location which provides ease of access to local shops, schools and amenities as well as being well placed for access to Hanley Town Centre. This home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of lounge, sitting room, fitted kitchen with built in appliances and to the first floor are three bedrooms along with a modern first floor bathroom. Externally the property offers an enclosed rear garden. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

### **LOUNGE 3.63mx 3.43m (11'11"x 11'3")**

With composite double glazed frosted front access door with double glazed skylight above, Upvc double glazed window to front, pendant light fitting, panelled radiator, built in gas/electricity meter cupboards, oak effect laminate flooring, power points and access to;



### **CELLAR 3.18m x 3.45m (10'5" x 11'4")**

With steps leading down, three spotlight fittings, power points and ample storage space.





**SITTING ROOM 3.89m x 3.63m (12'9" x 11'11")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, oak effect laminate flooring, feature brick fireplace with oak mantle shelf, power points, stairs to first floor landing and door leads off to;



**MODERN FITTED KITCHEN 4.24m x 1.75m (13'11" x 5'9")**

With composite frosted double glazed stable side access door, Upvc double glazed window to side, three spotlight fittings, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, square edge work surface in marble effect with built in resin sink unit with chrome mixer tap above, built in four ring gas hob unit with extractor hood above, integrated Hotpoint oven with grill above, ceramic splashback tiling, ceramic floor tiling, power points and door to built in boiler cupboard with an Idea Isar HE 24 boiler providing the domestic hot water and central heating systems.



**FIRST FLOOR LANDING**

With two spotlight fittings, pendant light fitting, access to loft space, panelled radiator and door leads off to;



**BEDROOM ONE (FRONT) 3.66m x 3.51m (12'0" x 11'6")**

With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.



**BEDROOM TWO (REAR) 4.19m x 2.11m (13'9" x 6'11")**

With two Upvc double glazed windows to side, pendant light fitting, decorative ceiling rose, panelled radiator and power points.



**BEDROOM THREE (MIDDLE) 2.51m x 2.64m (8'3" x 8'8")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.



**FIRST FLOOR BATHROOM 2.59m x 2.18m reducing to 1.22m (8'6" x 7'2" reducing to 4'0")**

With three LED spotlight fittings, a modern white suite comprising pedestal sink unit, low level dual flush WC, built in bath unit with thermostatic direct flow shower above with separate hair attachment, ceramic half wall tiling, granite effect tiled flooring and modern chrome towel radiator.



**EXTERNALLY**

**ENCLOSED REAR GARDEN**

Bounded by concrete post and timber fencing with timber gate providing pedestrian access to the rear of the property, paved and concreted areas providing ample patio and sitting space.



## **COUNCIL TAX**

Band 'A' amount payable to City of Stoke On Trent Council.

## **Looking To Sell Your Home?**

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## **MORTGAGE**

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## **NOTE**

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **SERVICES**

Main services of gas, electricity, water and drainage are connected.

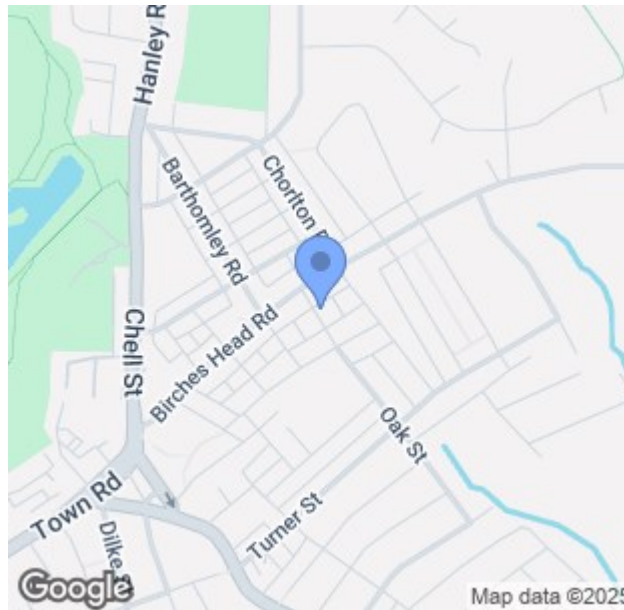
## **VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 53 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

#### HOURS OF OPENING

|                 |                 |
|-----------------|-----------------|
| Monday - Friday | 9.00am - 5.30pm |
| Saturday        | 9.00am - 4.30pm |
| Sunday          | 2.00pm - 4.30pm |

