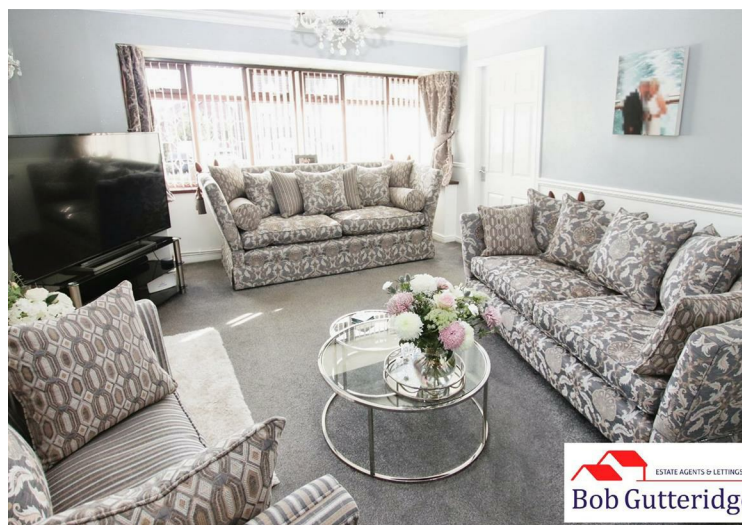


8 Tallis Grove, Birches Head, Stoke-On-Trent, Staffs, ST1 6TD

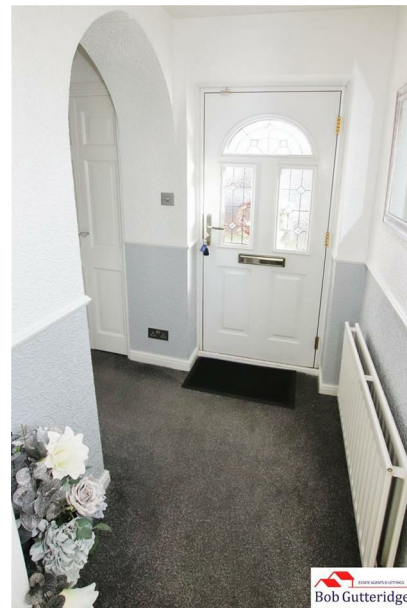


Freehold Asking price £245,000

Bob Gutteridge Estate Agents are delighted to bring to the market this immaculately presented detached home situated in a desirable cul de sac in this ever popular and convenient Birches Head location which provides ease of access to local shops, schools and amenities. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, downstairs WC, bay fronted lounge, dining room, half brick & Upvc double glazed conservatory, modern fitted kitchen / diner and to the first floor are three bedrooms along with a first floor shower room. Externally the property offers gardens to both front and rear along with ample off road parking. Viewing Is Considered Essential !

ENTRANCE HALL

With composite double glazed front access door with inset lead pattern, pendant light fitting, decorative dado rail, panelled radiator, power points, door to built in store, stairs to first floor landing and door leads off to;



GROUND FLOOR WC

With Upvc double glazed window to side aspect, pendant light fitting, panelled radiator, decorative dado rail, granite effect tiled flooring, a built in white suite comprising of dual flush WC and vanity sink unit.



BAY FRONTED LOUNGE 4.47m x 3.78m (14'8" x 12'5")

With Upvc double glazed bay window to front, coving to ceiling, pendant light fitting, decorative dado rail, panelled radiator, feature fireplace with inset electric fire, power points and double sliding doors reveal access to;



DINING ROOM 2.77m x 2.39m (9'1" x 7'10")

With aluminium double glazed sliding patio door to conservatory, pendant light fitting, decorative dado rail, wood effect laminate flooring, panelled radiator and power points. Access to;



HALF BRICK & CONSERVATORY 2.84m x 2.44m (9'4" x 8'0")

With Upvc double glazed panels to sides and rear, Upvc double glazed patio doors to rear, panelled radiator, wood effect laminate flooring and power points.



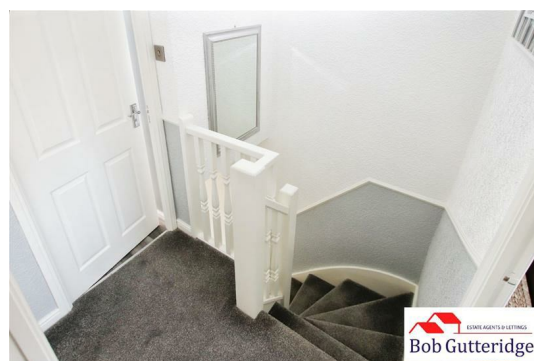
FITTED KITCHEN / DINER 3.35m x 2.44m (11'0" x 8'0")

With Upvc double glazed window to rear aspect, composite double glazed stable door to rear garden, spotlight fittings, an excellent range of matching base and wall storage cupboards providing ample domestic cupboard and drawer space, round edge work surfaces with built in bowl and half stainless steel sink unit with mixer tap above, built in four ring electric hob unit with double oven beneath plus extractor hood above, part ceramic tiling to walls, granite effect tiled flooring, power points, panelled radiator and door to understairs store.



FIRST FLOOR LANDING

With pendant light fitting, decorative dado rail, access to loft space and doors to rooms including;



BEDROOM ONE 3.30m x 2.84m (10'10" x 9'4")

With Upvc double glazed window to front aspect, pendant light fitting, panelled radiator, power points and built in wardrobes providing ample domestic hanging space and storage space.



BEDROOM TWO 3.05m x 2.64m (10'0" x 8'8")

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



BEDROOM THREE 2.13m x 2.08m (7'0" x 6'10")

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



FIRST FLOOR SHOWER ROOM 2.31m x 1.93m (7'7" x 6'4")

With Upvc frosted double glazed window to front aspect, part Upvc panelling and part ceramic tiling to walls, a luxury modern suite comprising of built in dual flush WC, vanity sink unit, double shower compartment, mirrored cabinet, door to built in store, vertical radiator, laminate flooring and spotlight fittings.



EXTERNALLY



FORE GARDEN

Bounded by garden wall and railings, lawn section and path leads to the front door and side, a brick paved driveway provides ample off road parking,



REAR GARDEN

Enclosed rear garden featuring lawn, raised beds, brick paved patio area, shed and external cold water supply.



COUNCIL TAX

Band 'C' 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

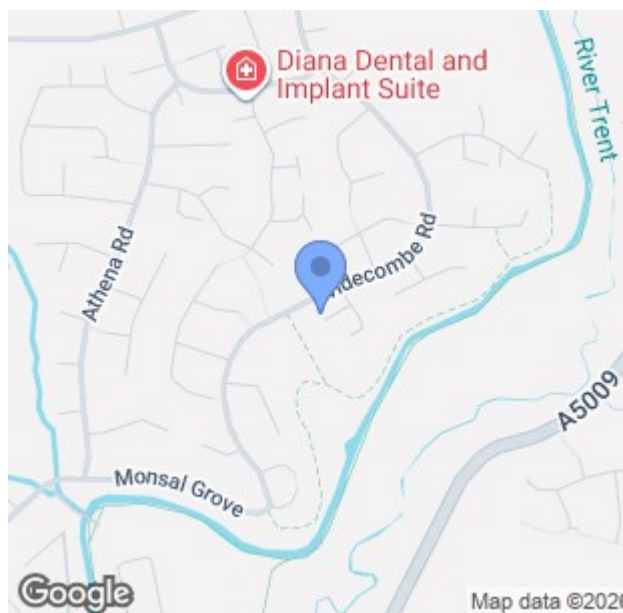
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | 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 |

