

Pensford Grove Birches Head Stoke-On-Trent ST1 6SF



Offers In The Region Of £145,000

A great starter home waiting for you -
this property has been well maintained through -
a SEMI HOUSE in a cul de sac -
gardens to the front and the back -
fitted mirror fronted robes in the two bedrooms -
and a modern first floor shower room -
So if this sounds just the house for you -
Call DEBRA TIMMIS and arrange to view!

Welcome to Pensford Grove, a charming two-bedroom semi-detached house located in the sought after area of Birches Head, Stoke-On-Trent.

Upon entering the property, you are greeted by a cosy entrance hall leading to a front reception room, perfect for relaxing with family or entertaining guests. The house boasts two well-appointed bedrooms, ideal for a small family or those looking for a guest room or home office space.

The shower room is modern and sleek, offering a tranquil space to unwind after a long day. The fitted mirror front robes in the bedrooms provide ample storage, ensuring a clutter-free living environment.

The heart of this home is the fitted kitchen, complete with appliances as listed. Whether you are a seasoned chef or just enjoy cooking for loved ones, this kitchen is sure to inspire culinary delights.

One of the standout features of this property is the ample parking available, making it convenient for you and your guests. Additionally, the carport adds a touch of character to the exterior of the house.

This property is being offered with no chain, providing a hassle-free buying experience. Don't miss out on the opportunity to make Pensford Grove your new home sweet home.

SIDE ENTRANCE

LOUNGE

Modern fire surround housing coal effect gas fire. Two wall light points. UPVC double glazed window to front elevation. Stairs off to first floor.

KITCHEN

Stainless steel single drainer sink unit having cupboards below. Range of work surfaces having drawers and cupboards below. Matching wall mounted units, housing Baxi central heating boiler. Built in four ring gas hob, built in electric oven below. Canopy extractor hood over. Built in fridge and freezer. Plumbing for automatic washing machine. PANTRY off. Part tiled walls. UPVC double glazed window and rear door.

LANDING

Airing cupboard housing hot water cylinder.

BEDROOM ONE

Range of mirror fronted robes. UPVC double glazed window to front elevation. Radiator.



SHOWER ROOM

Comprising Triton electric shower, glass shower screen. Pedestal wash hand basin having mixer taps. Low level W.C. UPVC double glazed window. Radiator.



BEDROOM TWO

Range of mirror fronted robes. UPVC double glazed window to rear elevation. Radiator.



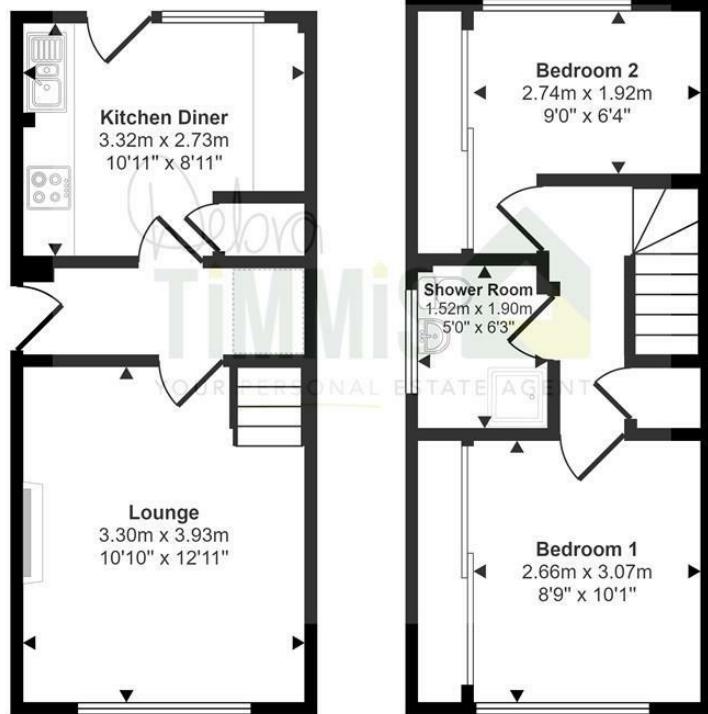
EXTERNALLY

Front garden having wall boundary, wrought iron gates leading to driveway. Ample off road parking. Carport. Low maintenance garden.

Rear enclosed garden. Patio area, garden shed. Enclosed by fencing.



Approx Gross Internal Area
54 sq m / 578 sq ft



Ground Floor

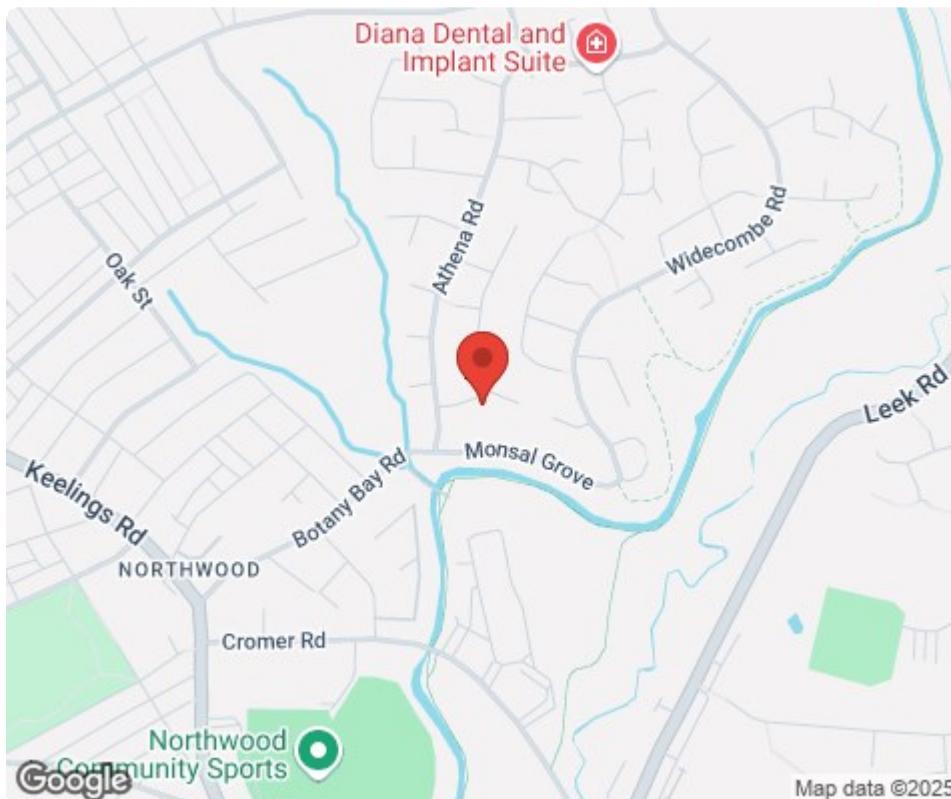
Approx 26 sq m / 284 sq ft

First Floor

Approx 27 sq m / 294 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88
(81-91)	B	65
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC