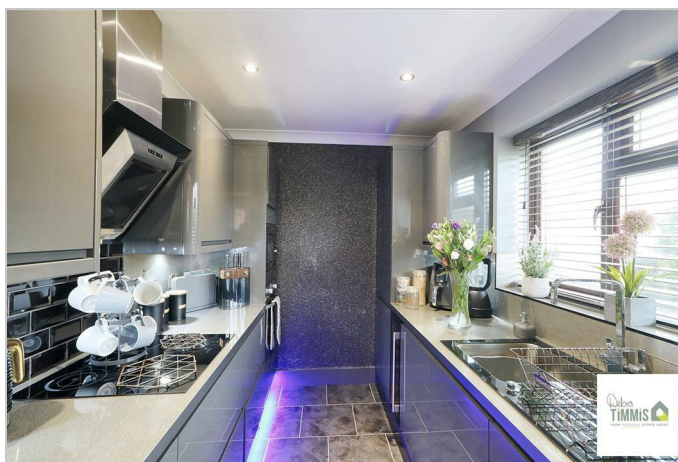


Widecombe Road Birches Head Stoke-On-Trent ST1 6SL



Offers In Excess Of £165,000

Widcombe Road, Birches Head, Stoke-On-Trent, ST1 6SL

A stylish two-bed semi, neat and bright,
Where cozy corners meet the soft sunlight.
Chic and modern, with a charm that's true,
A perfect haven, just for you.
The rooms are calm, the space just right,
A peaceful place to end your night.
With every touch, a thoughtful design,
A two-bed semi, so divine.
So don't waste a minute, call us now to view
The team at Debra Timmis are waiting to arrange this for you!

Nestled in the sought-after area of Birches Head, this beautifully presented semi-detached house on Widcombe Road offers a perfect blend of comfort and style. Upon entering, you are welcomed by a charming entrance lobby that sets the tone for the rest of the home. The stylish fitted kitchen is a delight for any cooking enthusiast, providing ample space and modern amenities to create culinary masterpieces.

The inviting lounge is perfect for relaxation and entertaining, offering a warm and welcoming atmosphere. This property boasts two well-proportioned bedrooms, ideal for a small family or professionals seeking extra space. The luxury shower room adds a touch of elegance, ensuring a refreshing start to your day. With double glazing throughout, this home benefits from excellent insulation, keeping it warm and quiet. The central heating system further enhances comfort during the colder months. Outside, the front driveway provides convenient off-road parking, a valuable asset in this popular location.

This semi-detached house is not just a property; it is a place to call home, offering a wonderful lifestyle in a vibrant community. Whether you are a first-time buyer or looking to downsize, this charming residence is sure to impress. Do not miss the opportunity to make this delightful house your own.

Entrance Lobby

Cupboard housing gas central heating boiler.

Lounge

15'7" x 12'3" (4.75 x 3.74)

With stairs off to the first floor. Useful storage cupboard Radiator. Access into the conservatory.



Kitchen

8'11" x 6'11" (2.72 x 2.11)

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating units below. Electric hob, extractor hood and built-in oven and microwave. Integral appliances include, fridge, freezer, washing machine, dishwasher and wine chiller. Inset sink with single drainer and mixer tap. Inset ceiling spot lights. Double glazed window.

Conservatory

8'9" x 8'7" (2.67 x 2.62)

Double glazed windows and double glazed door with access into the rear garden. Radiator.



First Floor

Landing

Loft access.

Bedroom One

12'2" x 9'0" (3.73 x 2.75)

Double glazed window. Radiator,

Bedroom Two

12'2" x 7'3" (3.73 x 2.22)

Double glazed window. Radiator.

Shower Room

6'3" x 5'3" (1.91 x 1.61)

Stylish suite comprises, shower cubicle housing mains shower with waterfall shower head, vanity wash hand basin and WC. Inset ceiling spot lights. Heated towel rail. Double glazed window.

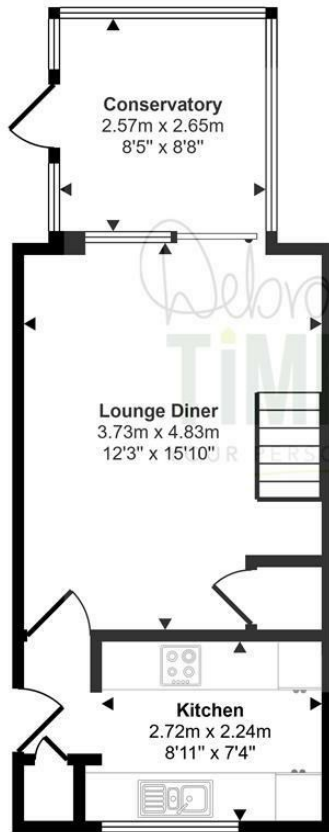


Externally

To the front aspect there is lawn garden. Driveway providing ample off road parking. Gated access to the enclosed rear garden. To the rear there is a patio seating area and lawn garden.



Approx Gross Internal Area
61 sq m / 656 sq ft



Ground Floor
Approx 34 sq m / 367 sq ft



First Floor
Approx 27 sq m / 289 sq ft

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		89
(81-91) B		
(69-80) C	71	
(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

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