

Chilgrove Close Birches Head Stoke-On-Trent ST1 6TL



Offers In Excess Of £165,000

Chilgrove Close, Birches Head, Stoke-On-Trent, ST1 6TL

Cor Blimey! What a corker this property is -
It certainly is one not to miss! -
A BEAUTIFUL home in BIRCHES HEAD -
about this home, there is so much to be said -
Beautifully presented all the way through -
There's certainly nothing here for you to do!
With a cosy lounge and fitted breakfast kitchen for you -
As well as THREE BEDROOMS and bathroom too -
So if this sounds like the perfect house for you -
Call DEBRA TIMMIS and arrange to view!

Fantastic property that we are pleased to welcome to the market. Are you looking for a stylish property where you do not need to lift a finger? Well step this way !! This truly beautiful home is not to be missed. Superbly located in BIRCHES HEAD in close proximity to the local amenities, canal walks and excellent commuter links. The accommodation comprises, entrance lobby, lounge, fitted breakfast kitchen and conservatory. On the first floor there are three bedrooms and bathroom. Externally the property benefits from lawn gardens. Driveway providing ample off road parking. Double glazing and central heating. Early internal inspection highly recommended.

Entrance Lobby

Upvc door to the side aspect. Radiator. Useful storage cupboard.

Lounge

15'8" into bay x 11'8" (4.80 into bay x 3.56)
Double glazed bay window to the front aspect. Feature fireplace housing gas fire. Radiator. Laminate flooring. Stairs off to the first floor. Coving to ceiling.

Breakfast Kitchen

14'7" x 7'10" (4.47 x 2.40)
Well presented fitted kitchen with wall mounted units. worktops incorporating drawers and cupboards below. Space for cooker. Extractor hood. One and a half bowl stainless steel single drainer sink unit, mixer tap. Part tiled walls. Plumbing for automatic washing machine. Space for appliances. Radiator. Double glazed window and double glazed door to the rear aspect. Space for breakfast table.



Conservatory

11'9" x 8'9" (3.59 x 2.68)

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



First Floor

Landing

Double glazed window to the side aspect. Loft access. Coving to ceiling.

Bedroom One

11'4" x 8'2" (3.46 x 2.49)

Double glazed window to the rear aspect. Radiator. Laminate flooring.

Bedroom Two

10'11" x 8'2" (3.35 x 2.51)

Double glazed window to the front aspect. Radiator. Laminate flooring.



level WC. Tiled walls. Airing cupboard. Double glazed window to the front aspect. Radiator.

Externally

To the front elevation the garden area is laid to lawn. Driveway providing ample off road parking. To the rear there is a seating area and steps down to a laid garden with maturing trees.



Bedroom Three

6'10" x 6'3" (2.09 x 1.92)

Double glazed window to the rear aspect. Radiator.

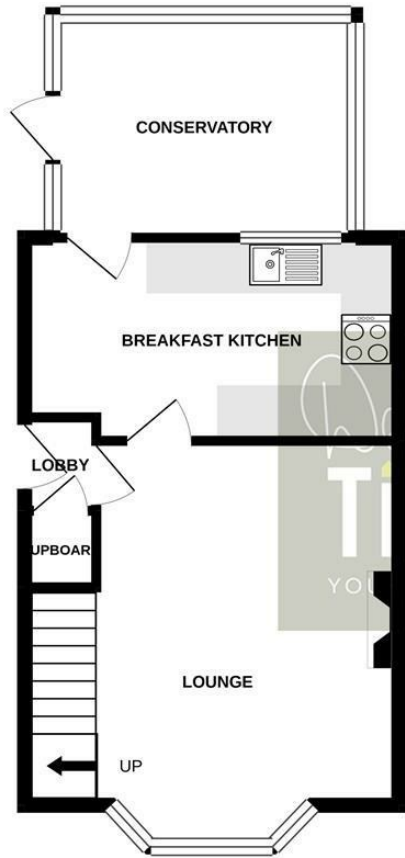
Bathroom

6'1" x 5'5" plus door recess (1.86 x 1.66 plus door recess)

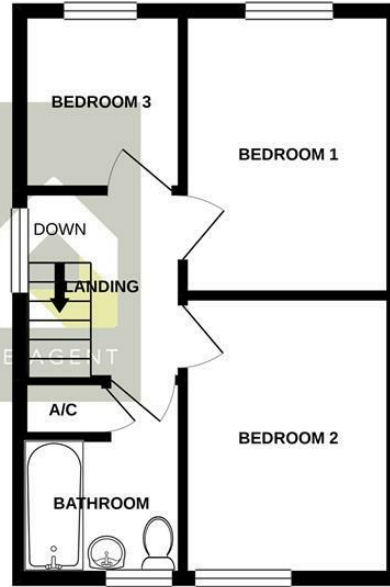
White suite comprises, panelled bath with Triton shower unit over, pedestal wash hand basin and low



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 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		
England & Wales EU Directive 2002/91/EC		

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