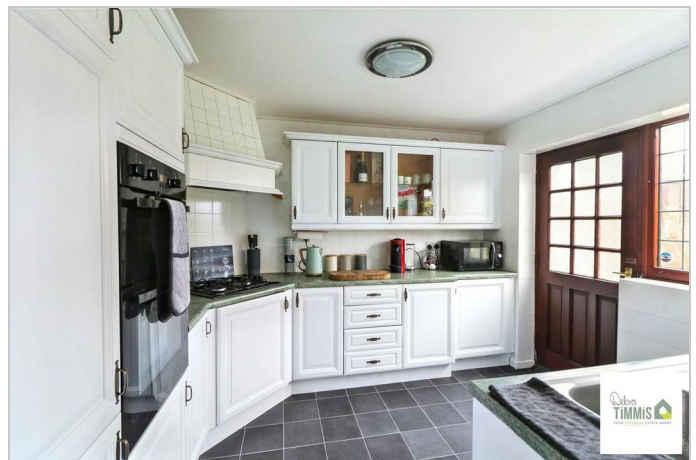


**Westbury Close Birches Head Stoke-On-Trent ST1 6SE**



**Offers In The Region Of £235,000**

## Westbury Close, Birches Head, Stoke-On-Trent, ST1 6SE

If Birches Head is the place you want to be -  
Then be sure to be quick, this property you really must see! -  
A spacious semi, a wonderful family home -  
With plenty of space upstairs and downstairs to roam -  
There's **THREE BEDROOMS** plus **GROUND FLOOR WC** -  
Fitted kitchen, dining area and beautiful lounge to fill you with glee -  
If this sounds what you are looking for-  
Call Debra Timmis and we can take you through the door.

Welcome to this charming semi-detached family house located on Westbury Close in the desirable area of Birches Head. This property is ideally situated, offering easy access to local shops, schools, and various amenities, making it a perfect choice for families.

As you enter the home, you are greeted by a spacious entrance hall that leads to a convenient separate WC. The lounge is a delightful space, featuring access to the dining area, creating an inviting atmosphere for family gatherings and entertaining guests. The fitted kitchen is well-equipped, providing ample space for culinary pursuits.

The property boasts three generously sized bedrooms, ensuring plenty of room for family members or guests. The bathroom is conveniently located to serve the household's needs. With double glazing and central heating throughout, comfort is assured in every season.

Outside, the property features both front and rear gardens, providing a lovely outdoor space for relaxation or play. Additionally, the garage has been thoughtfully converted and is currently utilised as a utility area and a salon/home office, offering versatility to suit your lifestyle. Ample off-road parking is also available, ensuring convenience for you and your visitors.

This well-presented home is a fantastic opportunity for those seeking a comfortable and spacious living environment in a sought-after location. Do not miss the chance to make this delightful property your own.

### Entrance Hall

Welcomed by the composite door and double glazed window to the front aspect. useful storage cupboard housing gas central heating boiler. Under stairs storage area. Radiator. Stairs off to the first floor.

### Separate WC

5'6" x 2'7" (1.70 x 0.80)

With low level WC and corner vanity wash hand basin.

### Lounge

15'3" x 10'9" (4.66 x 3.29)

Double glazed bow window to the front aspect. Four wall light points and ceiling light. Radiator. Open access to the dining area.

### Dining Area

10'9" x 9'2" (3.30 x 2.80)

Double glazed window. Radiator.



### Kitchen

10'5" x 9'2" (3.20 x 2.80)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring gas hob with extractor canopy over. Built-in oven. One and a half bowl stainless steel sink and drainer with mixer tap. Tiled walls. Double glazed window. Rear door access.

### First Floor

#### Landing

Double glazed window to the side aspect. Airing cupboard.

#### Bedroom One

11'8" narrowing to 9'11" x 10'11" (3.56 narrowing to 3.03 x 3.33)

Double glazed window to the front aspect. Stylish fitted wardrobes, drawer set and dressing table. Radiator.



### Bedroom Two

12'1" x 10'6" (3.69 x 3.22)

Double glazed window to the rear aspect. Radiator,



and paved seating area. Lawn garden with planted borders. The garage has now been converted into a utility and salon/home office. The utility area comprises, wall mounted units. Stainless steel sink with single drainer and mixer tap. Plumbing for automatic washing machine and space for tumble dryer. Access to the salon/home office which comprises double glazed window. Inset ceiling spot lights.

### Bedroom Three

10'7" x 9'7" (3.24 x 2.93)

Double glazed window. Radiator.

### Bathroom

6'11" x 5'9" (2.12 x 1.77)

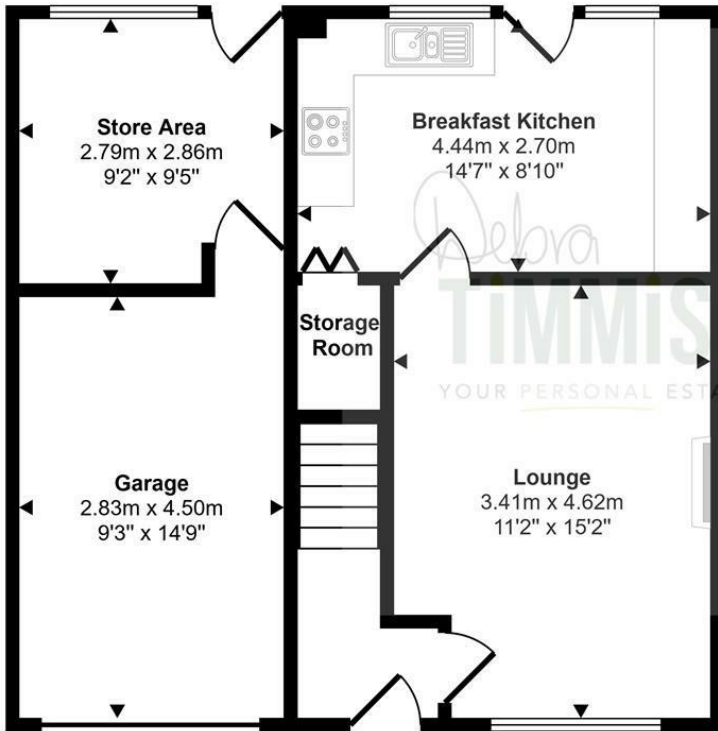
Suite comprises, panel bath with Mira shower unit over, pedestal wash hand basin and low level WC. Heated towel rail. Double glazed window.

### Externally

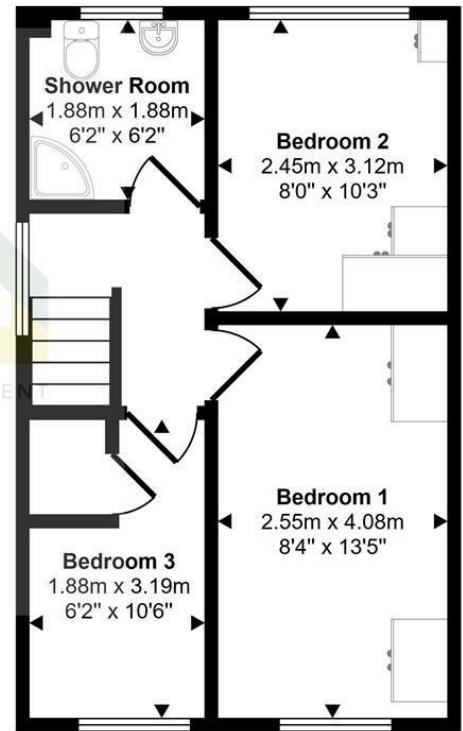
To the front aspect there is a lawn garden with a good selection of maturing shrubs. Driveway providing ample off road parking. Access to the rear garden. At the rear there is a block paved



Approx Gross Internal Area  
89 sq m / 956 sq ft

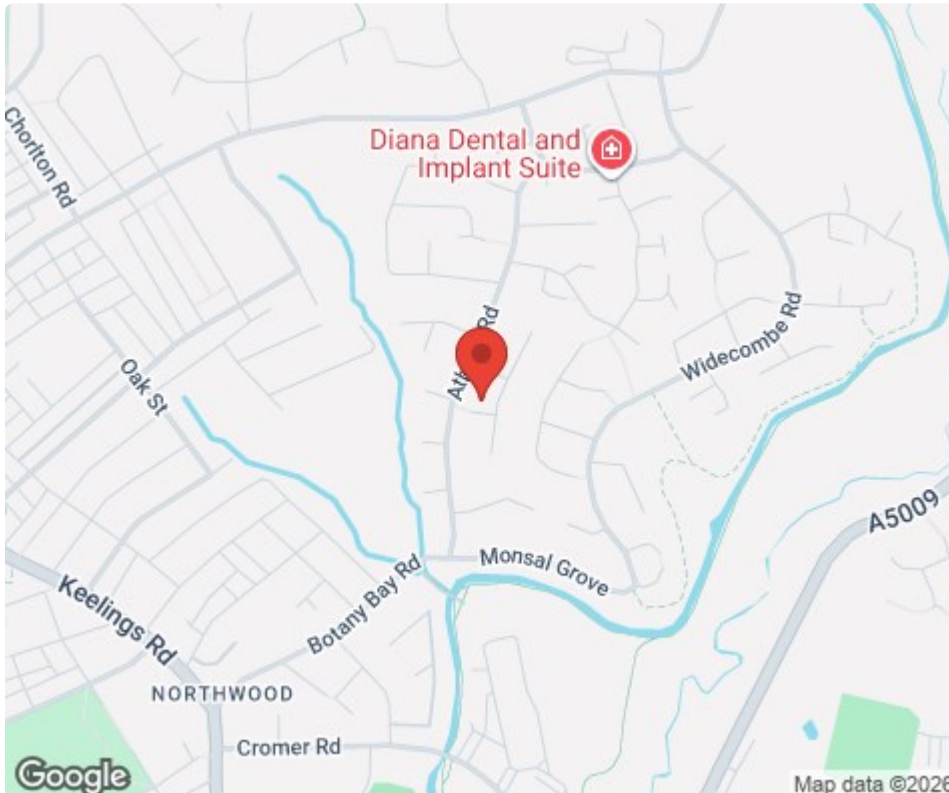


Ground Floor  
Approx 55 sq m / 596 sq ft



First Floor  
Approx 33 sq m / 360 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: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.