



# ESTATE AGENTS

*... the key to a successful move*



**Birches Rise, Birches Head, Stoke-On-Trent, ST1 2JH**

**Offers in the  
region of  
£115,000**

- \* THREE STOREY TOWN HOUSE
- \* IDEAL INVESTOR OR FTB OPPORTUNITY
- \* NICELY PRESENTED THROUGHOUT
- \* WITHIN WALKING DISTANCE OF CITY CENTRE
- \* READY TO MOVE INTO

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)



# Birches Rise, Birches Head, Stoke-On-Trent, ST1 2JH

## ACCOMMODATION

### DESCRIPTION

Whether you are a first time buyer or a potential landlord this property is not to be missed, with spacious accommodation through-out comprising to the ground floor an entrance hallway with access to the integral garage, on the first floor you will find a fitted kitchen/diner and lounge, with the second floor boasting two double bedrooms and bathroom. There is double glazing and electric heating and in addition to the garage there are two allocated parking spaces. With no upward chain and close to local amenities and the city centre, viewing highly recommended.

### GROUND FLOOR

#### ENTRANCE HALL

Ceiling light point, access to integral garage, stairs to first floor

#### FIRST FLOOR

#### STAIRS & LANDING

Ceiling light point, electric wall heater, uPVC double glazed window.

#### LOUNGE 14'9" x 8'10" (4.5 x 2.7)

Coving to the ceiling, wall heater, ceiling light point, uPVC double glazed window with rear aspect



#### KITCHEN/DINER 14'9" x 8'10" (4.5 x 2.7)

Fitted with a range of wall and base units with co-ordinating worktops, built in electric oven, four ringed electric hob, chrome extractor hood and splashback, integrated washing machine, dishwasher and fridge freezer, sink and drainer with mixer tap. Recessed lighting, part tiled flooring, part tiled walls, uPVC double glazed window with rear aspect



### SECOND FLOOR

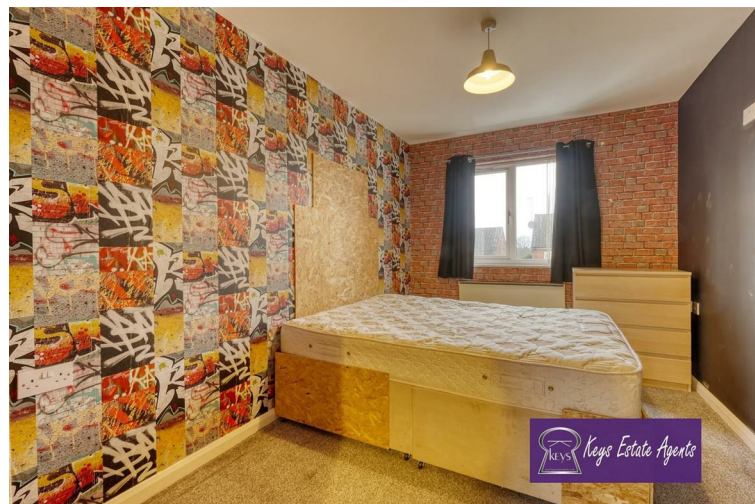
#### BEDROOM 14'9" x 8'10" (4.5 x 2.7)

Coving to the ceiling, wall heater, ceiling light point, uPVC double glazed window with rear aspect



#### BEDROOM 12'1" x 7'10" (3.7 x 2.4)

Ceiling light point, wall heater, uPVC double glazed window with rear aspect



# Birches Rise, Birches Head, Stoke-On-Trent, ST1 2JH

## BATHROOM 6'2" x 6'2" (1.9 x 1.9)

Fitted with a three piece white bathroom suite comprises :  
panelled bath with over bath shower and shower screen,  
pedestal wash hand basin, low level w.c. Ceiling light point,  
heated towel rail, part wall tiled, uPVC double glazed window.



Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

## SECOND FLOOR STAIRS & LANDING

Ceiling light point, wall heater, airing cupboard housing hot water cylinder, electric wall heater, uPVC double glazed window.

## GARAGE



## OUTSIDE

Fore courted frontage, off road parking and Integral garage with up and over door

## GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 268422

### Services

We believe all are available.

### Tenure

Assumed to be freehold.

### Council Tax Band

For details of council tax band telephone  
(01782) 234567 S-O-T

### Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.


The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

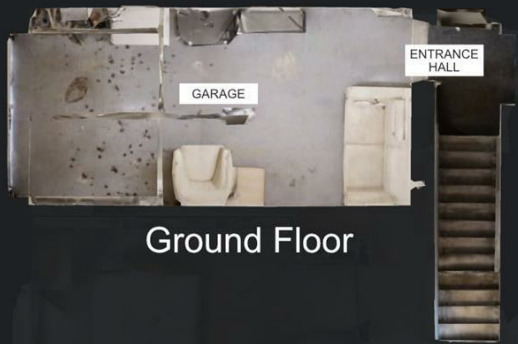
Subject to contract. Vacant possession on completion.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

### Oak House, Birches Rise FLOOR PLAN



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, 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 any intending purchasers 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 Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

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