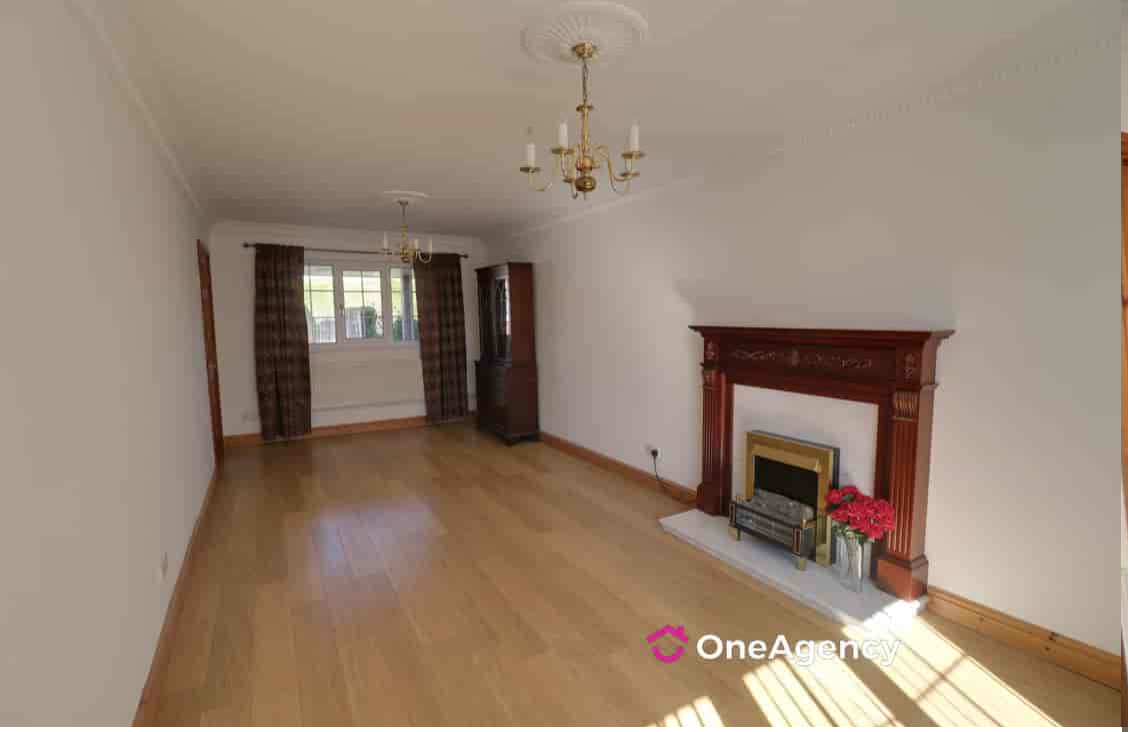
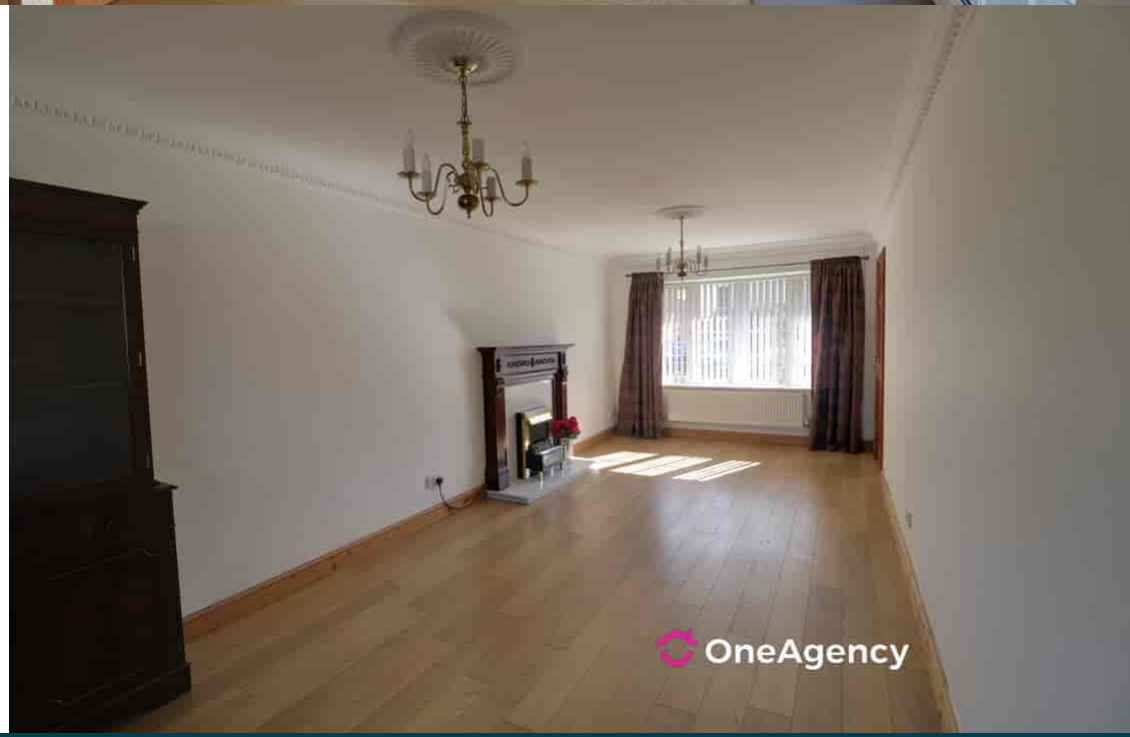
Cheltenham Grove, Birches Head

OneAgency
01782 970222
hello@oneagencygroup.co.uk



Offers in Region of £325,000

Spacious detached family home located in the popular area of Birches Head, offered for sale with no onward chain. This well-proportioned property offers excellent family accommodation, comprising an entrance hallway, two reception rooms, and a breakfast kitchen to the ground floor. To the first floor, there is a master bedroom with en suite, three further bedrooms, and a family bathroom. Externally, the property benefits from a substantial brick-built garage with electric roller shutter doors, a lawned garden to the front, off-road parking, and a rear garden featuring decking and a canopy with inset lighting—ideal for outdoor entertaining. An early viewing is highly recommended to appreciate the space and potential this property has to offer.



Entrance Hallway

Stairs to the first floor, laminate floor, built in storage area.

Living Room

Laminate floor, two radiators, double glazed window to the front and rear, feature fireplace.

Sitting Room

Double glazed window to the front, feature fireplace, with gas living flame fire, laminate floor.

Breakfast Kitchen

Fitted with a range of wall, base and drawer storage units, stainless steel sink and drainer unit with mixer tap, fitted oven and hob with extractor fan above, integral appliances including fridge, freezer, washing machine and dishwasher. Wall mounted ideal boiler, laminate floor, double glazed window and door to the rear.

Landing

Access to loft.

Master Bedroom

Double glazed window to the front and side, laminate floor, radiator.

En Suite

Comprising of shower cubicle with electric shower, WC, bidet and hand wash basin with storage below, heated towel rail, tiled walls.

Bedroom 2

Double glazed window to the front, radiator.

Bedroom 3

Double glazed window to the rear, radiator.

Bedroom 4

Double glazed window to the front, radiator, airing cupboard with water tank.

Bathroom

Bathroom suite comprising of panelled bath, WC and pedestal wash hand basin, radiator, double glazed frosted window to the rear, tiled walls.

Detached Garage

5.95m x 3.39m (19' 6" x 11' 1") Substantial garage with electric roller shutter doors and further access door to the side.

Outside

Front and rear gardens, a decked seating area with a canopy and inset lighting, plus ample off-road parking.

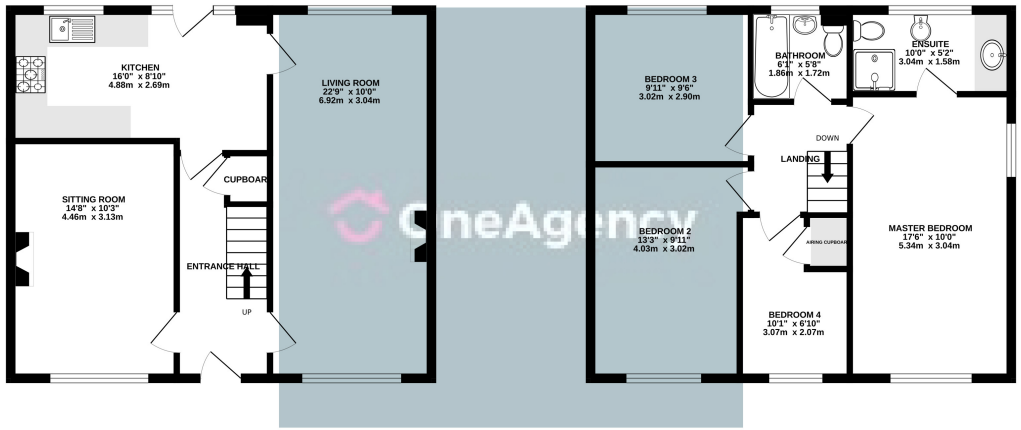
Agents Notes

Stoke-on-Trent Council Tax Band D

Important Notice
All descriptions, dimensions, and references are given in good faith but are approximate and for guidance only. Measurements are not exact. Fixtures, fittings, and services have not been tested. Buyers must satisfy themselves as to the accuracy of all information by inspection and professional advice.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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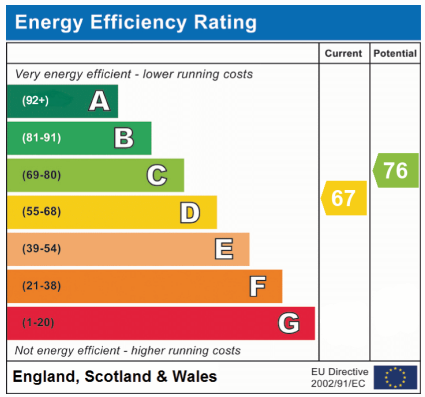

The Property Ombudsman

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OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ
01782 970222
hello@oneagencygroup.co.uk

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