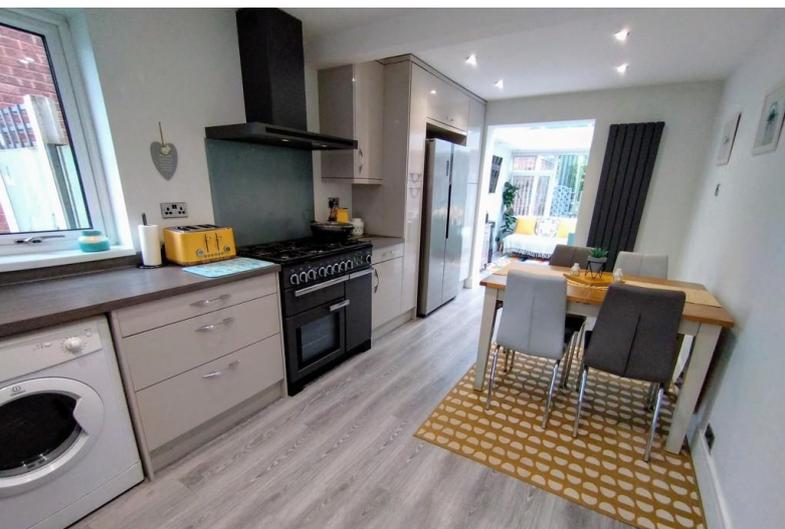




Birchdown Avenue
Acreswood, ST6 7EW

- DETACHED HOUSE
 - BEAUTIFULLY PRESENTED
 - UPDATED OPEN PLAN KITCHEN/DINER
 - SPACIOUS LOUNGE, CLOAKS/W.C
 - 3 BEDS, UPDATED BATHROOM
 - LANDSCAPED GARDENS, GARAGE
 - UPVC D/G, GCH
 - GOOD SIZE REAR GARDEN
- Offers In Region Of £225,000**





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented detached house within the well regarded & popular Acreswood, comprising, hallway, cloaks/w.c a spacious lounge with patio doors, a full width updated open plan kitchen/dining room, arch to the Orangery, two double bedrooms, bedroom 3 is currently a dressing room, an updated bathroom with a white suite. Externally landscaped gardens to the front and rear, plenty of parking. A detached brick garage. The rear garden attracts afternoon. UPVC double glazing and gas central heating. The property is located within easy access to all facilities and road links. Viewing essential without delay. (draft details subject to approval)

ENTRANCE HALL

A UPVC entrance door, laminate flooring, staircase to the first floor, door to;



CLOAKS/W.C

Low level W.C wash hand basin, tiled floor, window to the side, feature panel wall. Radiator.

LOUNGE

15' x 15' (4.57m x 4.57m)

With glazed patio doors to the rear garden, two radiators, feature fireplace and a gas fire, coving to the ceiling, window to the front. A spacious light lounge.

OPEN PLAN KITCHEN/DINING ROOM

19' x 9' (5.79m x 2.74m)

Comprising a good sized open plan kitchen/dining room with a range of updated fitted base and wall units, worksurfaces, integrated dishwasher, single drainer sink, a Range Master gas/electric range cooker, space for American style fridge freezer, concealed wall mounted gas combi boiler. Window to the front and side. A defined dining area. Open square arch;



ORANGERY/GARDEN ROOM

11' 11" x 10' 6" (3.63m x 3.2m)

A well appointed room with a glass roof, dwarf wall construction with high wall to one side, laminate flooring, radiator. French doors to the garden.

FIRST FLOOR LANDING

Window to the rear.



BEDROOM ONE

11' 10" x 8' 10" (3.61m x 2.69m)

With a window to the front, radiator, over stairs wardrobe area.

BEDROOM TWO

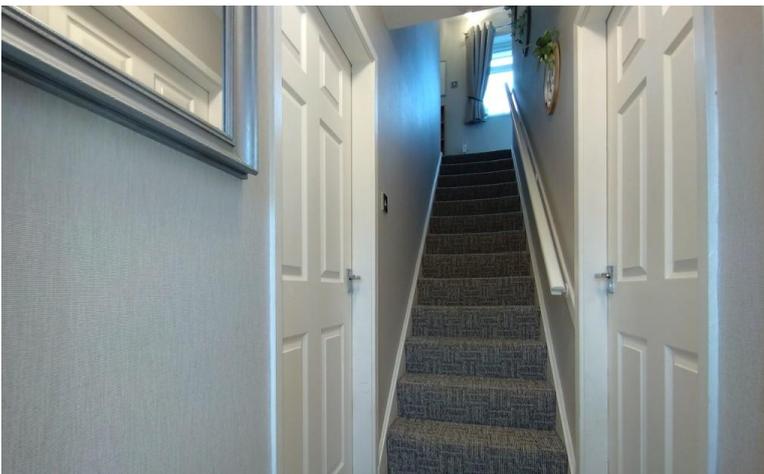
9' 4" x 8' 5" (2.84m x 2.57m)

Window to the front, radiator, over stairs wardrobe.

BEDROOM THREE

8' 10" x 6' (2.69m x 1.83m)

Window to the rear, radiator, presently a dressing room with a comprehensive range of fitted wardrobes.



BATHROOM

Comprising an updated white suite with a panelled bath and over bath shower, low level w.c wash hand basin, fully tiled walls, a chrome towel radiator, window to the rear. Down lights to then ceiling.

EXTERNALLY

A paved frontage provides double width parking spaces, access to the side of the house.



REAR GARDEN

A good sized rear landscaped rear garden with a patio area, leading the beautiful garden laid to lawn with decking and borders, attracting the afternoon sun, all enclosed and a high degree of privacy.

GARAGE/OUTBUILDING

A detached brick garage/outbuilding, up and over front door.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk



FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



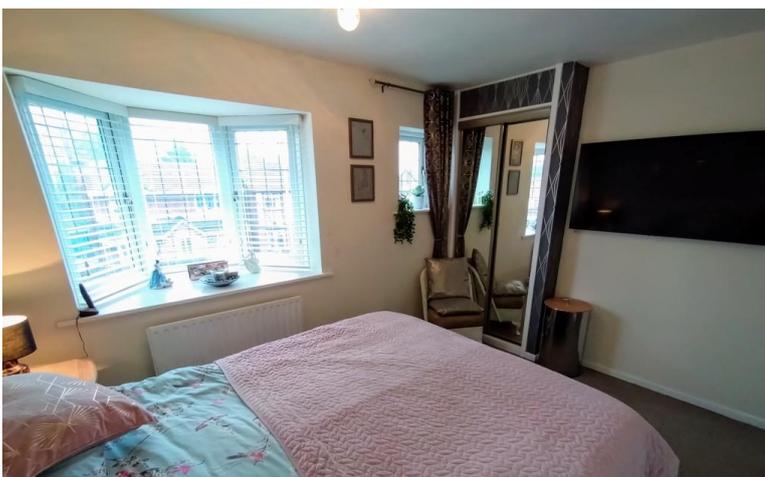
Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



LOCAL AUTHORITY

Stoke On Trent City Council.

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: Potential:





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01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements