



14 Sandwich Crescent

Birches Head, Stoke-On-Trent, ST1 6SS

Are you looking for love??? Well they do say 'Home is Where the Heart is' and with this stunning semi detached property in the popular area of Birches Head you will be sure to fall head over heels! Immaculately presented throughout. Boasting a spacious lounge, a modern fitted kitchen and a conservatory to the ground floor. To the first floor there are three fantastic sized bedrooms and a contemporary family bathroom. Externally, the property benefits from ample off road parking to the front and to the rear a lawned garden with paved patio areas. Perfectly located in a cul-de-sac, close to local schooling and amenities, there is not many boxes this property does not tick. No need for cupid's arrow here, it's instantly love at first sight! Book your viewing today!

£190,000

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- IMMACULATE SEMI DETACHED PROPERTY
- CONSERVATORY
- STUNNING REAR GARDEN
- EARLY VIEWING A MUST
- LARGE FABULOUS LOUNGE
- THREE GOOD SIZED BEDROOMS
- LARGE DRIVEWAY FOR OFF ROAD PARKING
- MODERN FITTED KITCHEN
- MODERN FITTED BATHROOM
- CULD-DE-SAC POSITION

GROUND FLOOR

Lounge

16'5" x 14'7" (5.01 x 4.47)

UPVC door and window to the front aspect. TV point and radiator. Stairs to the first floor.

Kitchen

16'4" x 8'4" (5.00 x 2.56)

UPVC window and door to the conservatory. Fitted with range of wall and base storage units and coordinating work surface areas. Stainless steel sink and side drainer, with integrated electric oven and gas hob with cooker hood above. Space for a free standing fridge/freezer and washing machine. Radiator and partly tiled walls.

Conservatory

14'4" x 9'7" (4.39 x 2.93)

UPVC windows overlook the rear and side aspect, a door opens to the rear garden. Radiator.

FIRST FLOOR LANDING

7'2" x 6'0" (2.19 x 1.84)

Stairs from the ground floor. UPVC window to the side aspect and loft storage hatch.

Bedroom

13'4" x 9'0" (4.07 x 2.75)

UPVC window to the front aspect. Radiator.

Bedroom

10'0" x 9'3" (3.05 x 2.83)

UPVC window to the rear aspect. Radiator.

Bedroom

9'4" x 6'11" (2.86 x 2.13)

UPVC window to the front aspect. Airing cupboard housing combi boiler and radiator.

Bathroom

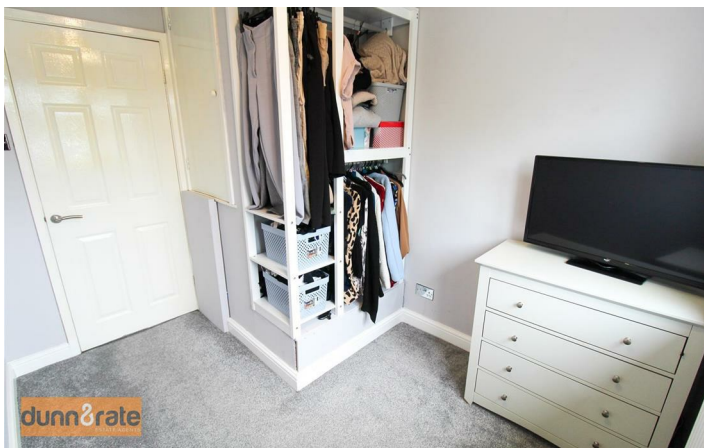
5'10" x 5'8" (1.80 x 1.74)

A UPVC window overlooks the rear aspect. Fitted suite comprising of bath with shower over head, Low Level W.C, wash hand basin and vanity unit. Fully

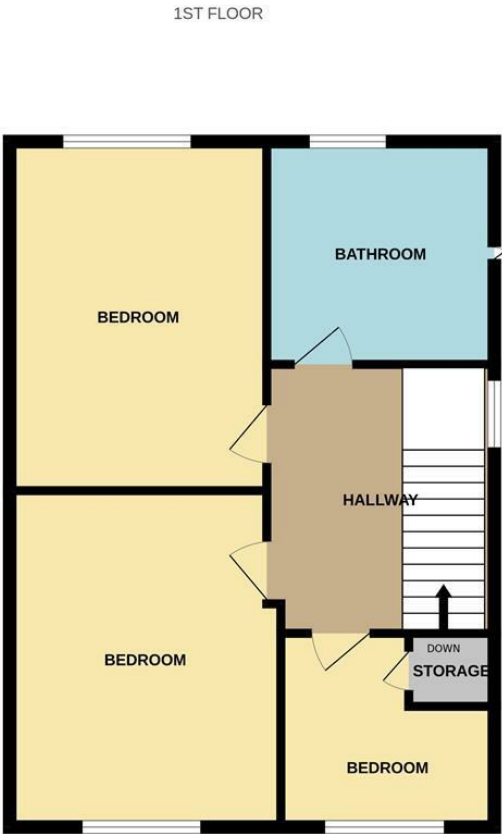
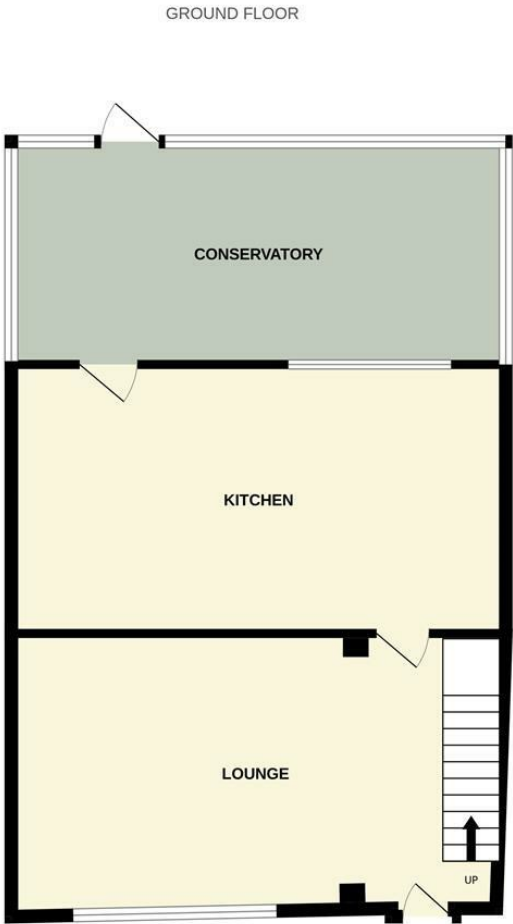
tiles walls and towel radiator.

EXTERIOR

To the front of the property there is gravel driveway providing off road parking. The side has a bin storage area leading to further gated access into the rear garden. To the rear, the garden has an upper and lower paved patio area, with paved steps leading to laid to lawn area. Rockery with mature shrubs and trees. Storage unit.



Floor Plan



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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