



## **Birchwood Sutherland Road, Longsdon, Staffordshire, ST9 9QD**

**Guide price £500,000**

"Family is not an important thing it's everything" (M.J.Fox)

This traditional detached home offers everything a family could desire, making it the perfect choice for those in search of their forever home. With three spacious double bedrooms and two inviting reception rooms, there's ample space for a growing family, whether you're raising babies or teenagers. The substantial plot also presents opportunities for extension, subject to necessary planning permissions.

Nestled in a delightful location, this property boasts an adjoining woodland and generous garden space, ensuring it ticks all the boxes for a cherished family abode. If you're looking for a place where lasting memories can be made, this home is an excellent choice!



## Denise White Estate Agents Comments



This delightful three-bedroom detached family home is situated on an expansive plot, featuring a detached double garage and ample parking, complemented by a woodland area. The property boasts gardens at both the front and rear, enhancing its appeal and providing a perfect environment for a growing family. The long driveway leads to the double garage and positions the home elegantly, allowing for stunning views of the surrounding landscape.

The primary gardens are characterised by lush lawns, vibrant flower borders, hedges, and mature trees, creating a picturesque setting for family gatherings and outdoor activities. These gardens encircle the house, offering a lovely view over the Staffordshire countryside. The adjacent woodland area, as noted in the title plan, further enhances the property's charm, providing a tranquil space for children to explore and families to connect with nature.

Nestled in a breathtaking countryside location, this home is conveniently near local amenities and major road networks, striking a perfect balance between rural serenity and accessibility—an ideal backdrop for family life. While the property is already functional, there is considerable potential for further extensions, both upwards and outwards, subject to necessary planning consents.

The current owner has lovingly maintained the home since the 1970s, creating a cherished family

residence where children have been raised and welcomed grandchildren. Although some modernisation is needed, this is reflected in the asking price, highlighting the property's significant potential.

The layout includes an inviting entrance hall, a spacious lounge that flows into a dining/family room, a formal dining room, a breakfast kitchen, a cloakroom, and a utility room. The three generously sized double bedrooms comprise a main bedroom with a dressing area and a second bedroom featuring an en-suite shower room, alongside a family bathroom.

This property presents a wonderful opportunity for new owners to create lasting memories, seamlessly blending comfort with the potential for future enhancements.

## Location



Longsdon is a pretty village two miles west of Leek. The village is located on A53 Stoke-on-Trent Road and is surrounded by beautiful countryside. Longsdon is the centre of an extensive and wooded parish that extends to the Churnet and includes the high land of Ladderedge as well as the hamlet of Horse Bridge. Longsdon has a lovely country park, Deep Hayes Country Park, with small visitor centre. Take a walk out of the village and connect to parts of the Staffordshire Way or Caldon Canal with numerous self-guided walks to follow including the 'Longsdon Walk' and the 'Deep Hayes Walks'.

## Entrance Hall



The entrance hall features fitted carpet and has two windows to the front and provides access to the main accommodation and stairs that ascend to the first floor. This area is well-lit with a ceiling light and has coving on the ceiling. There is also under-stairs storage.

## Lounge

14'4" max x 25'3" (4.38 max x 7.71)



The lounge features a through dining room/family area. It has a wooden bay window that faces the front aspect. The fireplace is tiled and includes a raised tiled hearth. The room is enhanced by wall lights and coving on the ceiling, with a radiator located under the bay window and two additional radiators in the dining/family area. The dining/family area also has coving to the ceiling, along with wall lights. There are uPVC double-glazed windows to the rear aspect and two large full-length wooden windows on the side, providing ample natural light.

## Dining Room

14'9" x 10'11" (4.51 x 3.35)



The dining room includes a wooden bay window that overlooks the front aspect, with a radiator positioned underneath. It has fitted carpet, a serving hatch, and wall lights. A feature window is present on the side aspect, and there is an additional wall mounted electric heater in this room.

## Kitchen Diner

17'7" x 10'0" (5.37 x 3.07)



The kitchen diner is spacious and offers ample room for a table and chairs. It is equipped with base units and work surfaces, along with a sink unit that has a double drainer. The kitchen includes a four-ring electric hob and a Neff double oven. uPVC double-glazed windows are located at the rear and side aspects, and the flooring is tiled. There is also space for white goods, and a sliding door leads into the side entrance hall, which has a radiator and a ceiling light.



### Ground Floor Cloakroom



The downstairs cloakroom contains a WC and a wash hand basin, along with a window to the side aspect and a ceiling light.

### Laundry Room

4'11" x 4'11" (1.52 x 1.50)

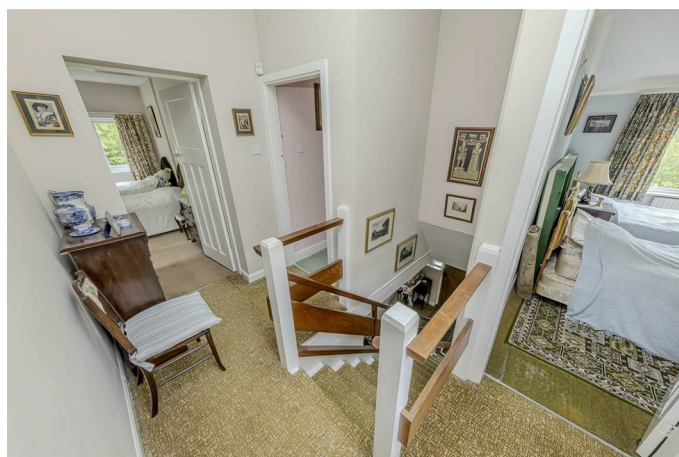


The laundry room is fitted with plumbing for a washing machine and a floor-based boiler. It is well-lit with a ceiling light and has a window that faces the rear aspect. An electric circuit board is also present in this room.

### First Floor Accommodation



### Landing



Fitted carpet, ceiling light, loft access, and a uPVC double-glazed window to the side.

### Bedroom One

10'11" x 12'3" (3.34 x 3.75)



Fitted carpet, radiator, uPVC double-glazed

window to the front, ceiling light, archway access to a dressing area with double and single fitted wardrobes, radiator, and another uPVC double-glazed window to the front.

### Bedroom Two

9'11" x 14'4" (3.04 x 4.37)



A spacious double room with fitted carpet, radiator, uPVC double-glazed windows to the rear and side, ceiling light, and access to an ensuite.

### En-Suite

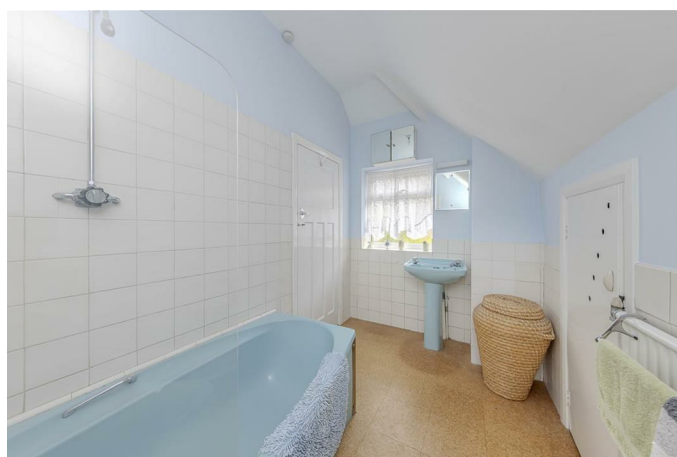
4'8" x 5'11" (1.44 x 1.81)



Features a white suite including a wash hand basin, WC, shower cubicle with electric shower, radiator, uPVC frosted double-glazed window to the rear, extractor fan, and ceiling light

### Family Bathroom

6'1" x 9'11" (1.87 x 3.03)



Contains a bath with shower attachment, WC, radiator, pedestal wash hand basin, part-tiled walls, ceiling light, and a uPVC frosted window to the side.

### Bedroom Three

12'5" x 10'10" (3.79 x 3.32)



Another good-sized double room with fitted carpet, picture rail, ceiling light, radiator, and a uPVC double-glazed window to the front.



## Outside



The property is approached via a long driveway that goes past the front garden, leading to gated access at the rear, which provides entry to the detached garage and additional parking space. The gardens are generously sized, occupying a substantial plot.

The front garden predominantly features a well-maintained lawn, complemented by flowerbeds, mature trees, and hedging. The rear garden includes a block-paved driveway that offers ample parking, along with an additional lawn area surrounded by mature trees and hedging.

The oil tank is conveniently located at the rear of the garage, accompanied by two storage sheds, while the septic tank is situated at the front of the property. Elevated slightly above the surrounding area, the property enjoys fantastic views and is not overlooked, ensuring both privacy and a pleasant outlook.

### Agents Notes

Freehold  
Private Drainage  
Oil Central Heating System  
Council Tax Band - F

### Please Note.....

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any

services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

### About Denise White Bespoke Estate Agents



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

### WE WON !

Local Estate Agent Wins Prestigious British Gold

## Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

### **Do You Need Help With A Mortgage ?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

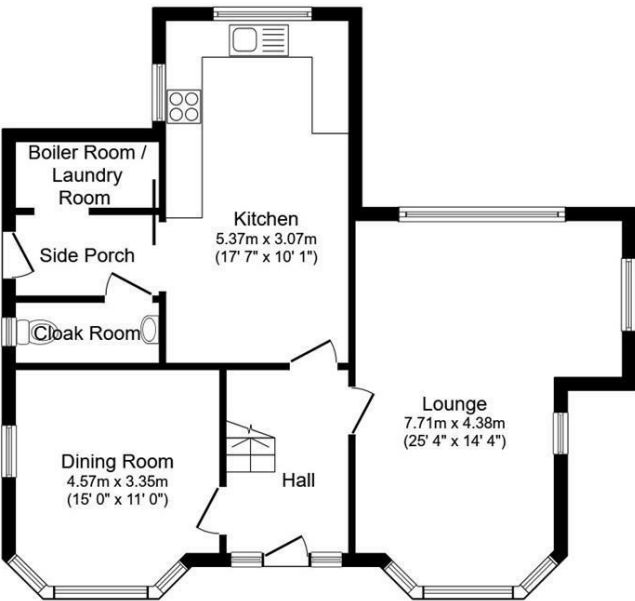
### **Do You Need To Sell or Rent A House ?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

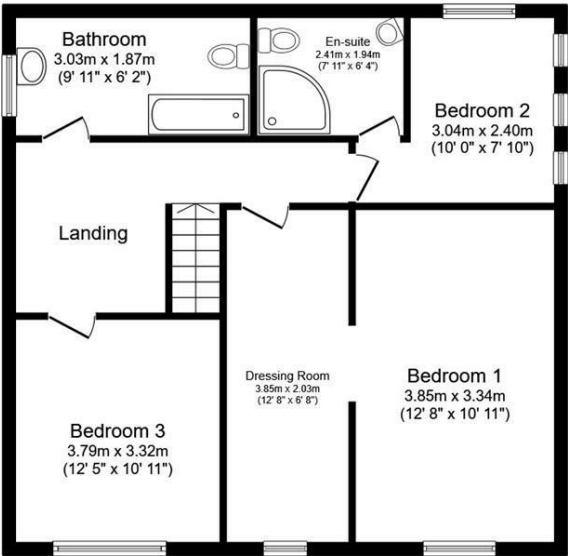
### **You Will Need A Solicitor !**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Floor Plan



Ground Floor  
Floor area 66.3 sq.m. (713 sq.ft.)



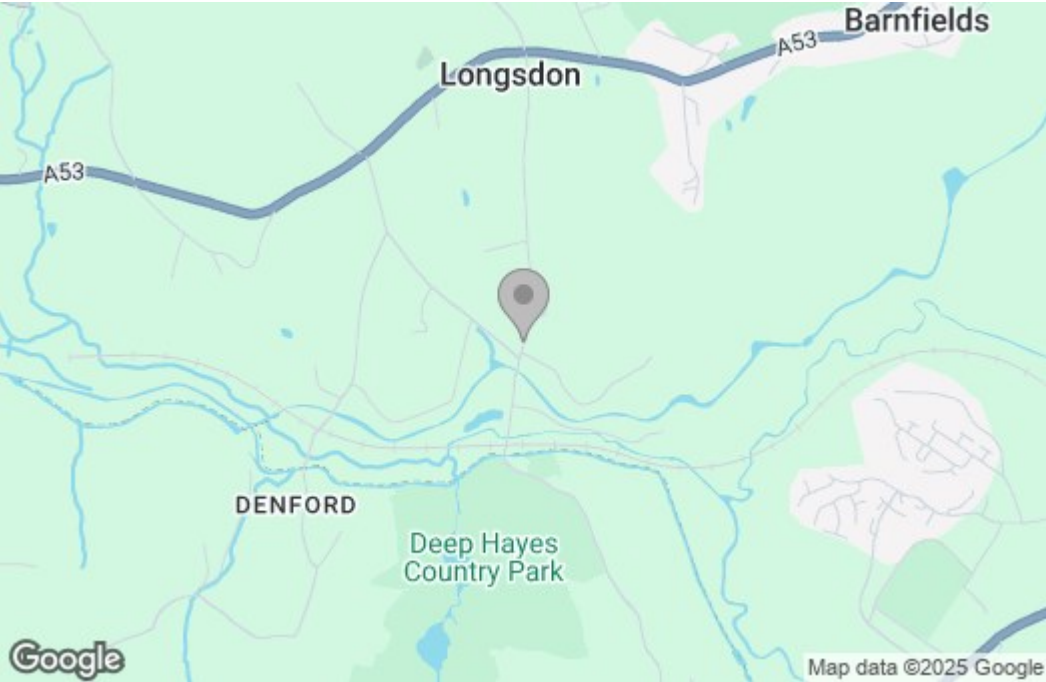
First Floor  
Floor area 75.8 sq.m. (816 sq.ft.)

Total floor area: 142.1 sq.m. (1,529 sq.ft.)

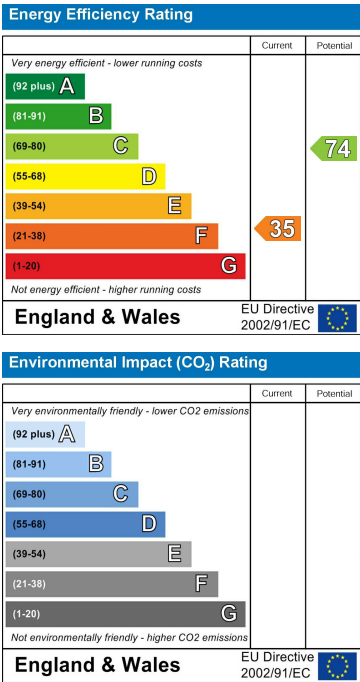
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.