Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



9 Newborough Close, Birches Head, Stoke-On-Trent, ST1 6RY

£230,000

- Beautifully Presented!
- Spacious Lounge - Diner
- Utility Room
- Off Road Parking
- Three Good Sized Bedrooms
- Fully Fitted Kitchen
- GF Cloaks/Wc
- South Facing Fully Paved Rear Garden

Tucked away in Newborough Close, this extended semi-detached home is beautifully presented throughout and offers far more space than first meets the eye.

Finished with tasteful décor and stylish touches throughout, the property has been thoughtfully improved to create a warm and versatile family home.

The ground floor features a spacious lounge-diner, a fully fitted kitchen, a practical utility room, a convenient ground floor WC and an attractive orangery that provides an excellent additional living space overlooking the garden.

Adding a unique touch to the home is a cleverly concealed storage room beneath the stairs, hidden behind elegant wall panelling and blending seamlessly into the interior design. Upstairs, the property continues to impress with three genuinely well-sized bedrooms and a stunning contemporary bathroom complete with a separate shower.

Externally, the property benefits from a south-facing fully paved rear garden, creating a low-maintenance outdoor space ideal for relaxing or entertaining. To the front, there is a full-width block paved driveway providing ample off-road parking.

Offering a fantastic balance of style, practicality, and extra living space, this is a home that needs to be viewed to be fully appreciated.

For more information call or e-mail us.





GROUND FLOOR

ENTRANCE HALL
Composite front door. Laminate flooring. Radiator. Stairs to the first floor. Store cupboard. Feature lighting.

CLOAKS/W/C
Laminate flooring. Radiator. Low level wc and a wash basin within a vanity unit with tiled splashback. Wall mounted hand dryer.

LOUNGE/ DINER
24'05 x 11'05 (7.44m x 3.48m)
UPVC double glazed bay window. Fitted carpet. Two radiators. Media wall with electric fire. Hidden under stair store cupboard.

KITCHEN
19'0 x 7'09 (5.79m x 2.36m)
UPVC double glazed bay window. Laminate flooring. Radiator. Fully fitted kitchen with a range of wall cupboards and base units and integrated electric oven, gas hob and dishwasher. Wine chiller. Breakfast bar. Glow worm gas boiler. Under counter lighting..

UTILITY ROOM
9'09 x 4'02 (2.97m x 1.27m)
UPVC double glazed window. Tiled flooring. Radiator. Units and worktop space. Plumbing for washer and dryer.

ORANGERY WITH LANTEN LIGHT
12'05 x 11'06 (3.78m x 3.51m)
UPVC double glazed windows. Bifold doors into the garden. Fitted carpet. Radiator.

FIRST FLOOR

LANDING
Fitted stair and landing carpet. UPVC double glazed window. Access to the loft which is part boarded.

BEDROOM ONE
12'04 x 10'07 (3.76m x 3.23m)
Two UPVC double glazed windows. Fitted carpet. Radiator. Fitted wardrobes.

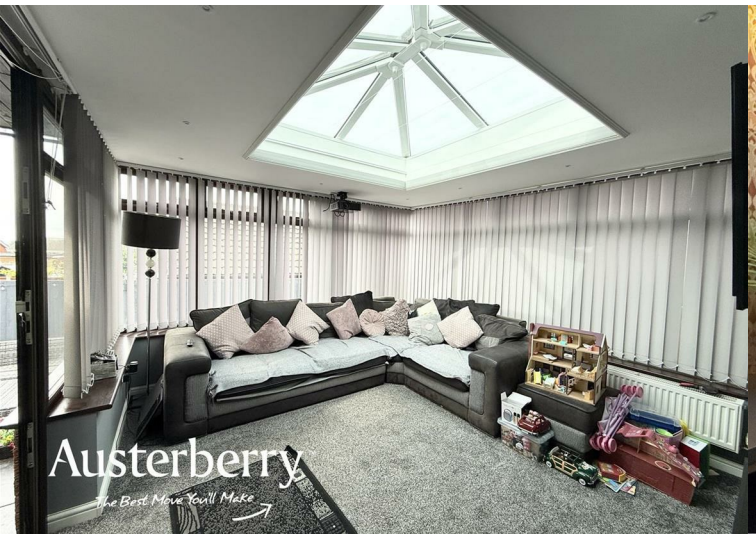
BEDROOM TWO
13'10 x 8'03 (4.22m x 2.51m)
UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM THREE
10'02 max x 8'02 max (3.10m max x 2.49m max)
UPVC double glazed window. Fitted carpet. Radiator.

BATHROOM
5'11 x 5'11 (1.80m x 1.80m)
UPVC double glazed window. Tile effect flooring. Radiator. Wash basin in a vanity unit, wc, bath and a separate shower enclosure.

OUTSIDE
To the rear of the property there is a south facing fully paved garden with a covered patio. Timber shed. Outdoor electric socket.

To the front of the property there is a full width block paved driveway








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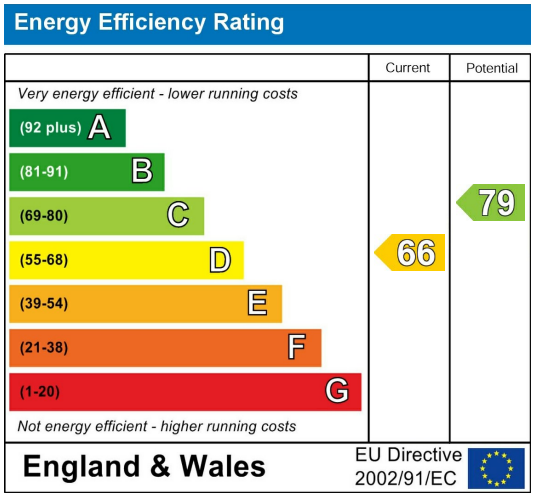

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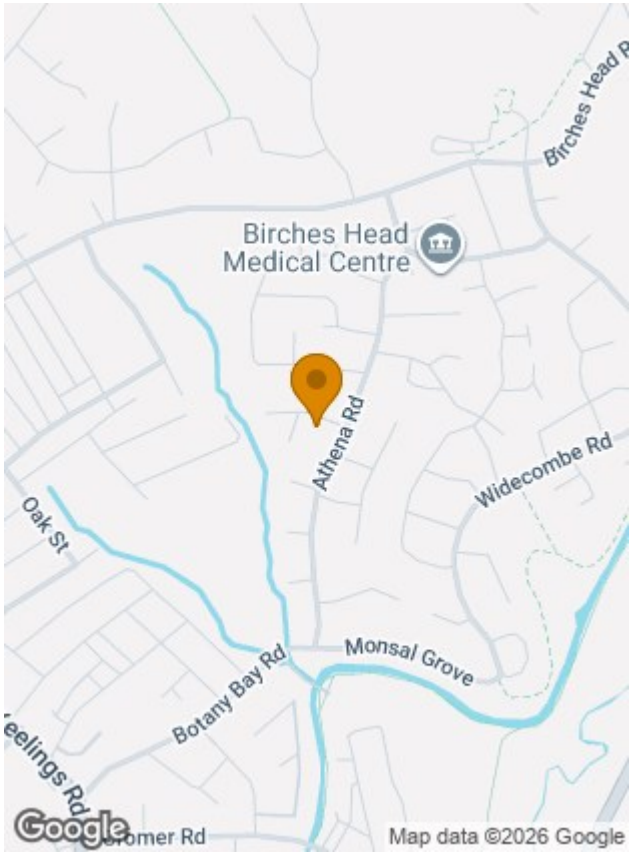

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
66
79
England & Wales
EU Directive 2002/91/EC


Birches Head Medical Centre
Athena Rd
Widecombe Rd
Oak St
Monsal Grove
Botany Bay Rd
Google
Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B





PLEASE NOTE

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.

* Room sizes should not be relied upon for carpets and furnishings.

• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

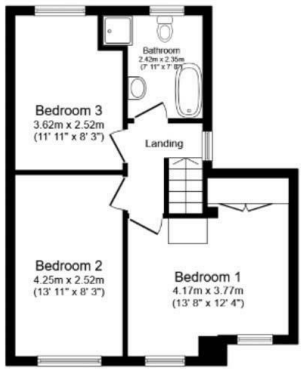
• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £175 (inc VAT) as a referral fee for legal services.



Ground Floor



First Floor

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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