



6 Birch Tree Lane, Scholar Green, Stoke-On-Trent, ST7 3LJ

£450,000

- Attractive Three Bedroom Detached Property
- Dual Aspect Lounge/ Diner With Open Views To The Front & Rear
- Double Bedroom Suite To Ground Floor With Walk-In Wardrobe & En-Suite
- No Upward Chain
- Far-Reaching Views Over The Cheshire Plain
- Dining Kitchen With Integrated Appliances And Breakfast Bar
- Tiered Rear Garden
- Non-Estate Position Backing Onto Open Fields
- Sun Lounge Offering Versatile Space
- Long Driveway Providing Ample Off-Road Parking

6 Birch Tree Lane, Stoke-On-Trent ST7 3LJ

An attractive detached residence occupying a generous, elevated plot, enjoying far-reaching views over the Cheshire Plain to the front and a desirable non estate position backing onto open fields, offering a rare combination of outlook, privacy and future potential.

The property provides well-proportioned and versatile accommodation throughout, ideally suited to family living, with excellent scope to extend or reconfigure (subject to the necessary planning permissions).



Council Tax Band: D



To the heart of the home is an impressive Lounge/Diner, a substantial dual-aspect reception space filled with natural light and enjoying open views to both the front and rear. Character features include a bay window with built-in seating, bespoke fitted cabinetry and a generous layout ideal for both relaxing and entertaining.

The Dining Kitchen has been updated in a contemporary style, fitted with a range of integrated appliances and complemented by a breakfast bar, creating a sociable and functional space. The layout flows naturally into additional seating and dining areas, with direct access onto the rear garden, enhancing its practicality for modern living.

A Sun Lounge provides a further reception area, perfectly positioned to take full advantage of the garden and surrounding outlook, offering a versatile space for year-round use.

Also to the ground floor is a generous double bedroom suite, complete with fitted furniture, a walk-in wardrobe and en-suite facilities, ideal for multi-generational living, guest accommodation or flexible use.

To the first floor are two well-proportioned bedrooms, both benefiting from fitted furniture and pleasant open aspects, with the front elevation enjoying particularly impressive views across the Cheshire Plain, whilst the rear overlooks the adjoining fields.

A modern shower room serves this level.

Externally

The property is set within substantial, mature gardens to both the front and rear, forming a key feature of the home.

The rear garden has been thoughtfully arranged across tiered levels, creating a variety of seating, entertaining and lawned areas. Well stocked borders, established shrubs and flowering plants provide colour and interest throughout the seasons, while the garden's position backing onto open fields ensures a good degree of privacy.

To the front, the property is approached via a long driveway providing ample off-road parking, alongside generous, tiered front gardens which further enhance the setting. These gardens not only contribute to the property's strong kerb appeal but also reinforce the sense of space afforded by the elevated plot.

Situated in the highly regarded village of Scholar Green, the property occupies a prime position on Birch Tree Lane, a particularly sought-after and leafy address characterised by a range of individual properties. The area is also home to Mow Cop Castle and its picturesque far reaching views and walks.

The area offers a range of village pubs nearby, along with easy access to canal-side walks and surrounding countryside, ideal for outdoor pursuits.

The nearby town of Congleton provides a wider range of shopping, schooling and leisure facilities, whilst there are excellent transport links, including convenient access to the M6 motorway and surrounding centres such as Alsager, Kidsgrove and Sandbach.

Sun Lounge

14'10" x 8'2"

Having a UPVC side entrance door allowing access into the property. A versatile additional reception space enjoying panoramic views, with windows to the front, side and rear elevations. Features include built-in storage cupboards, tall radiator.

Lounge/ Diner

18'6" x 26'10" reducing to 10'2"

An exceptionally spacious dual-aspect lounge/dining area enjoying far-reaching views to both the front over the Cheshire Plain. Features include a charming bay window with built-in window seat, bespoke fitted storage cupboards with glazed display shelving, and stairs rising to the first-floor landing. Radiators.

Dining/ Kitchen

16'7" x 15'6"

A stylish and contemporary kitchen fitted with a range of wall and base units with complementary work surfaces incorporating a single drainer Franke stainless steel sink with mixer tap. Integrated Neff ceramic hob with extractor over, single oven with combination grill, fridge and dishwasher. Breakfast bar providing seating for three. UPVC windows and doors open onto the rear garden, with recessed ceiling lighting and radiator. UPVC windows and French doors to the rear.

Inner Hallway

Providing access to ground floor accommodation.

Ground Floor Bedroom

19'11" x 14'0"

A generously proportioned double bedroom with window to the side elevation. Fitted with a comprehensive range of built-in furniture including wardrobes, drawers, dressing table and bedside cabinets.

Walk-In Wardrobe

10'5" x 5'2"

Well-appointed with hanging rails and fitted shelving. Radiator.

En-Suite

6'4" x 5'5"

Comprising walk-in shower cubicle, low-level WC and wash hand basin. Fully tiled walls, recessed ceiling lighting, extractor fan and radiator.

First Floor Landing

With window to the front elevation offering open aspect views over the Cheshire plain.

Bedroom One

14'6" x 9'6"

A well-proportioned bedroom featuring a bay window to the front with far-reaching views. Includes built-in wardrobes and dressing table. Radiator.

Bedroom Two

11'5" x 11'10" into wardrobes

Overlooking adjoining fields to the rear, this double bedroom benefits from fitted wardrobes and dressing table. Radiator.

Shower Room

A modern suite comprising enclosed shower cubicle, low-level WC and wash hand basin. Fully tiled walls. UPVC obscured window to the rear aspect.

Integral Garage

Providing useful storage or potential for further use subject to requirements.

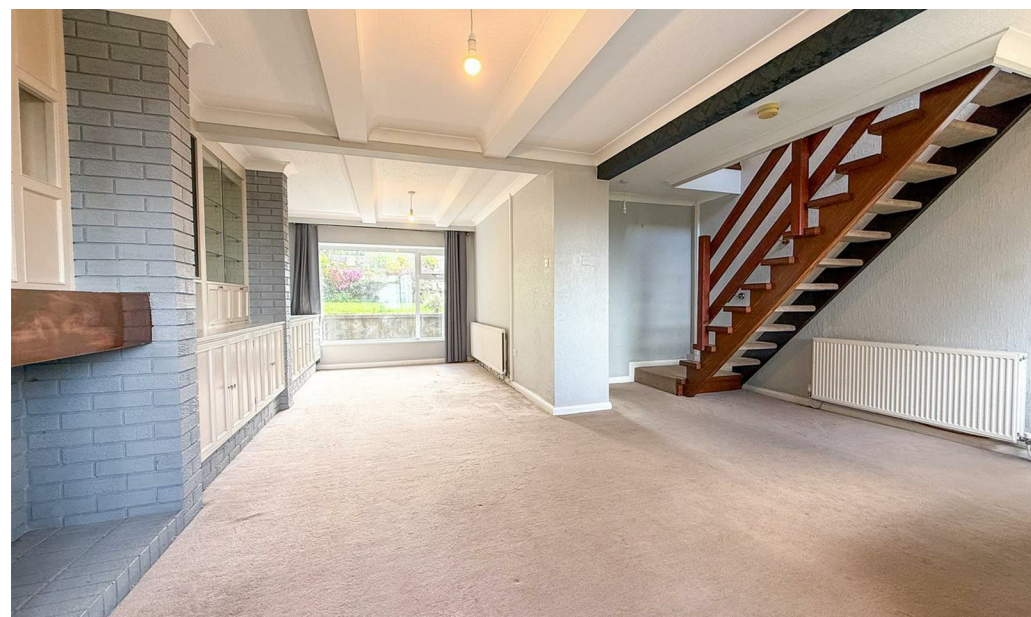
Externally

The property is set within generous, mature gardens to both the front and rear, enjoying a pleasant open aspect to the rear over adjoining fields, enhancing both privacy and outlook.

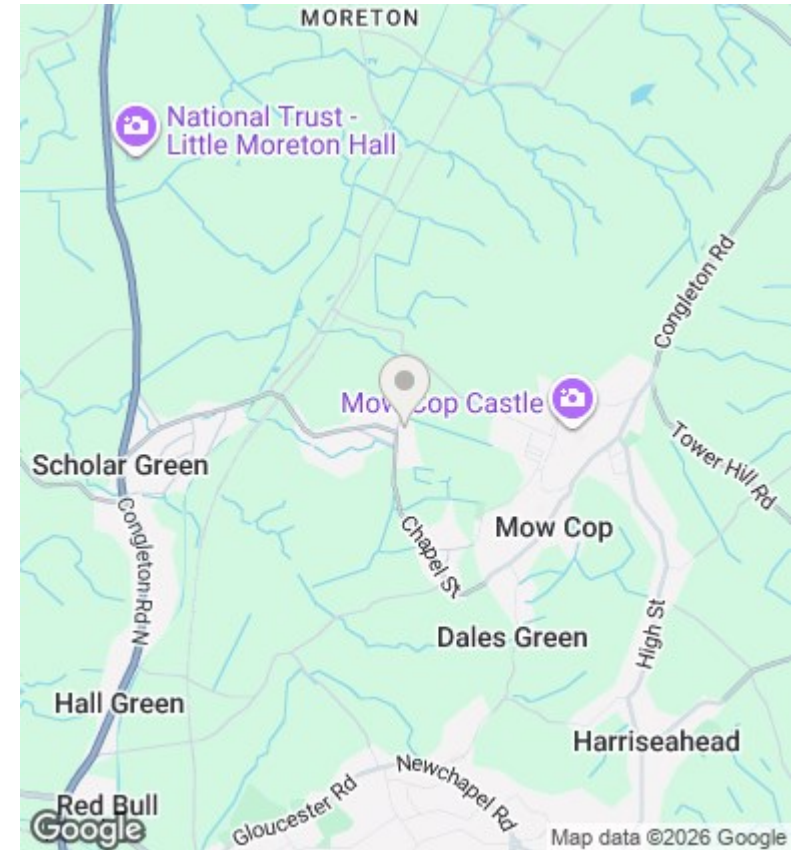
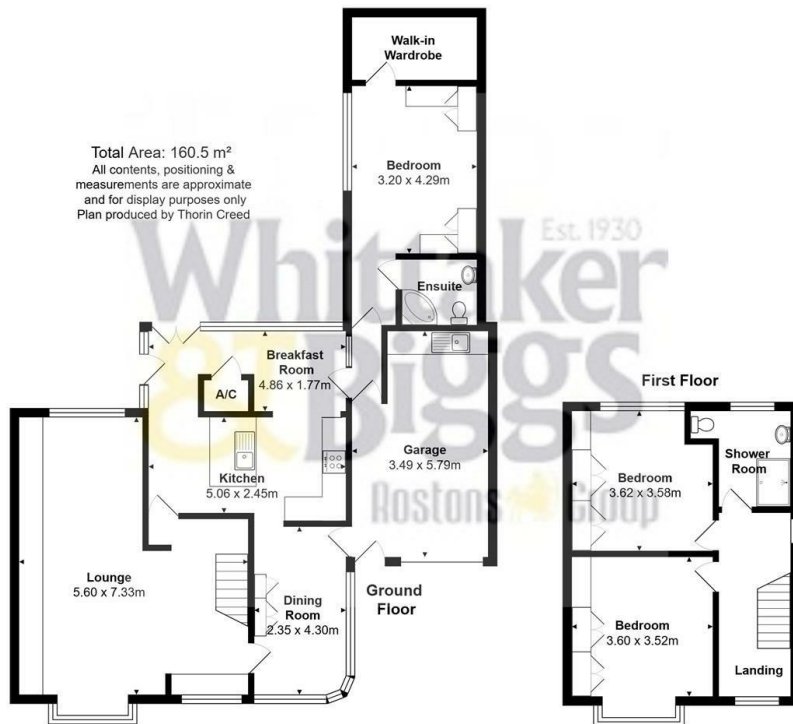
The rear garden is a particular feature, thoughtfully arranged across tiered levels to create distinct areas for relaxation and entertaining. A substantial paved patio provides an ideal space for outdoor dining, leading onto a well-maintained lawn bordered by an abundance of mature shrubs, flowering plants and established hedging, offering colour and interest throughout the seasons. Backing directly onto open fields.

To the front, the property is approached via a long driveway providing ample off-road parking, complemented by tiered front gardens with planted borders and established greenery which enhance the overall kerb appeal.

Overall, the gardens offer an excellent balance of usable outdoor space, privacy and far-reaching outlooks, ideally suited to both family living and outdoor entertaining.







Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	