



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

£1,250 PCM

- Two/Three Bedroomed Detached Home
- Generous Sized Gardens
- Deposit £1,200
- Spacious Lounge/ Diner
- Stunning Location With Views To The Front And The Rear Backing Onto Open Fields
- Modern Dining Kitchen With High Specification Appliances
- Rent £1200 pcm

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

NEW TO LET *This detached home is set within the highly desirable location of Birch Tree Lane, Scholar Green. Set upon a generous sized plot within this leafy location with views to the front on the horizon as well as backing onto open fields to the rear. The generous gardens are beautiful & a real asset to the the property. They are to be maintained by the landlord as part of the rental agreement, allowing full enjoyment for the tenant/s without the responsibility of maintenance of such substantial grounds other than usual light gardening duties, which is a fantastic additional benefit of this property. The accommodation offers 2/3 bedrooms with 2 double bedrooms & a modern shower room to the first floor, plus a ground floor bedroom with adjoining en suite. There is a fantastic sized lounge with built in storage, garden room with full length windows taking in those previously mentioned views. The kitchen is modern with central island & on trend units. The integral garage is larger than average plus there is a substantial driveway allowing ample off road parking. The property is economically warmed via a dual heating system being a combination of oil & ground heat sourced system. From Scholar Green there is easy access to neighbouring towns, Alsager, Congleton, Kidsgrove & The Potteries as well as rail networks & motorway access. There is also many rural walks in the village as well as local attraction Mow Cop Castle, canal access & village pubs all to hand.



Council Tax Band: D



Lounge/Diner

18'6" x 26'11" reducing to 10'2"

Fantastic sized Lounge/Diner

Views on the horizon. Windows to front & rear, built in bespoke storage cupboards with glazed display shelving, stairs to first floor landing. Radiators. Built in window seat to bay.

- Size : - 18' 6" x 26' 11" (5.65m x 8.20m) reducing to 3.1

Dining kitchen

16'7" x 15'6"

Modern wall mounted cupboard & base units with fitted work surface over incorporating a single drainer Franke stainless steel sink unit with mixer tap over. Integrated Neff ceramic hob with black splashback and extractor fan over. Integrated Neff single oven with combination grill, integral fridge and dishwasher. Incorporating breakfast bar with seating for three. uPVC windows and doors to rear aspect and gardens. Recess lighting to ceiling, radiator.

- Size : - 16' 7" x 15' 6" (5.06m x 4.73m)

Sun Lounge

14'10" x 8'2"

Views on the horizon. Windows to front side & rear aspect. Would effect flooring, UPVC door to side aspect. Built in storage cupboards, tall radiator.

- Size : - 14' 10" x 8' 2" (4.53m x 2.50m)

Storage

Cupboard housing heating system. - Size : -

Inner hallway

Access to bedroom & integral garage.

- Size : -

Ground Floor Bedroom

20'0" x 14'1"

Window to side elevation, built in bedroom furniture Comprising of wardrobes draws dressing table and bedside cabinets. - Size : - 20' 0" x 14' 1" (6.09m x 4.28m)

Walk in Wardrobe

10'5" x 5'2"

Having hanging rails and fitted shelving. Radiator

- Size : - 10' 5" x 5' 2" (3.18m x 1.58m)

En-suite

6'5" x 5'6"

Walk in shower cubicle. Low level w.c, wash hand basin. Radiator. Recess lighting to ceiling, fully tiled walls, extractor fan.

- Size : - 6' 5" x 5' 6" (1.95m x 1.67m)

First Floor Landing

Window to front with views on the horizon.

- Size : -

Bedroom One

14'7" x 9'7"

Bay Window to front with views on the horizon. Radiator, Built in wardrobes

and dressing table.

- Size : - 14' 7" x 9' 7" (4.44m x 2.91m)

Bedroom Two

11'6" x 11'11" into wardrobes

Window to rear with views over the adjoining fields. Radiator. Built in wardrobes and dressing table.

- Size : - 11' 6" x 11' 11" (3.50m x 3.63m) into wardrobes

Shower Room

Modern shower room with enclosed shower cubicle, w.c & wash hand basin.

- Size : -

integral Garage

- Size : -

Driveway

Ample off-road parking - Size : -

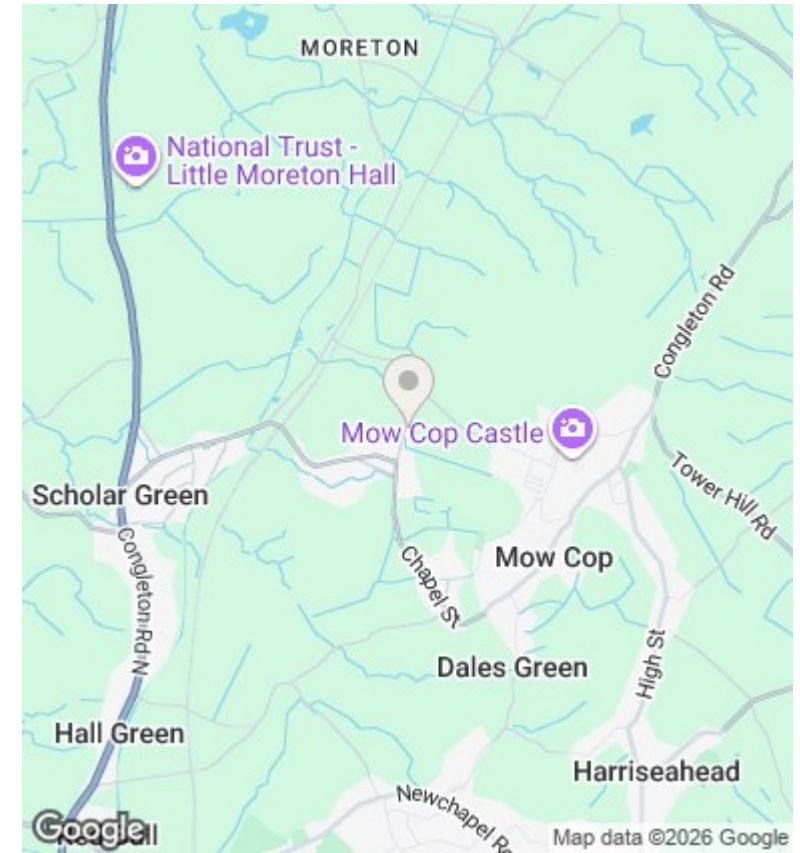
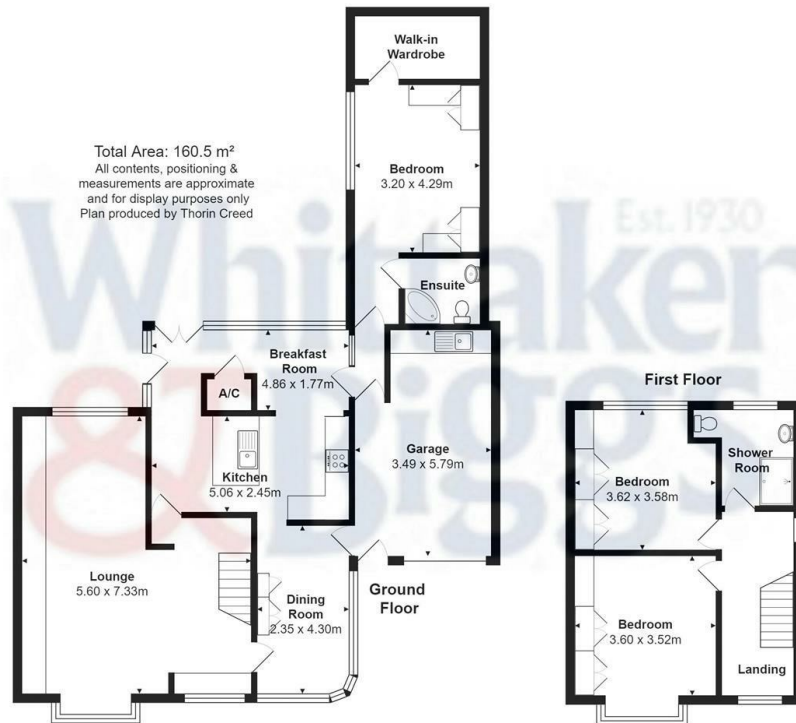
Externally

Generous gardens laid to lawn with to the front & rear

- Size : -







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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	