Whittaker & Biggs Est. 1930
Rostons Group







Birch Tor Moss Hill, Stockton Brook, Stoke-On-Trent, ST9 9NW

Offers In The Region Of £649,950

- Offered for sale with no onward chain
- Rare opportunity to acquire a truly unique and distinctive home
- Innovative upside-down layout with bedrooms on the ground floor and living accommodation above to maximise the views
- Spacious breakfast kitchen featuring a central island unit
- Bright and airy dual-aspect sitting room
- Impressive principal bedroom with a hidden "secret" dressing room and en-suite shower room concealed behind wardrobe-style doors
- Four well-proportioned bedrooms in total
- Three bathrooms, ideal for family living
- Versatile loft space with Velux windows, carpeting, and radiator

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NO ONWARD CHAIN – Elevated Position with Panoramic Views – A Unique Upside-Down Detached Home

Whittaker & Biggs are delighted to offer to the market this exceptional detached house, presenting a rare opportunity for discerning buyers. Built in 1976, this unique property boasts an innovative upside-down layout, thoughtfully designed to maximise the stunning views from the living spaces.

As you enter, you will find four well-proportioned bedrooms conveniently located on the ground floor, providing a peaceful retreat for family members. The principal bedroom is particularly impressive, featuring a hidden "secret" dressing room and an en-suite shower room, cleverly concealed behind wardrobe-style doors. With three bathrooms in total, this home is perfectly suited for family living, ensuring that everyone has their own space and comfort.

4 3 2 C

Council Tax Band: G





Ground Floor

Hallway
14'1" x 11'5" max measurement
Composite double glazed double doors to the frontage, radiator, stairs to the first floor.

Inner Hall
31'10" x 34'5"
Four UPVC double glazed windows to the rear, inset ceiling spotlights, radiator.

Bedroom One
15'8" x 9'5"
UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, inset ceiling spotlights, radiator, dressing room and en-suite off.

Dressing Room
8'5" x 7'10"
Wall mounted rails, inset ceiling spotlights.

En-suite
6'2" x 6'9" max measurement
Walk-in shower enclosure, chrome fitments, Aqualisa shower, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, anthracite ladder radiator, shaver point, inset ceiling spotlights, extractor fan.

Bedroom Two
14'9" x 10'7"
UPVC double glazed window to the frontage, radiator, fitted wardrobes, wall mounted corner wash hand basin, chrome mixer tap, inset ceiling spotlights.

Bedroom Three
12'7" x 10'9"
UPVC double glazed window to the frontage, radiator, inset ceiling spotlights.

Bedroom Four
10'4" x 9'8" max measurement
UPVC double glazed window to the frontage, radiator, inset ceiling spotlights.

Bathroom
10'4" x 6'10"
UPVC double glazed window to the frontage, double ended bath, chrome mixer tap, handheld shower attachment, separate shower enclosure, chrome fitments, vanity double wash hand basin, chrome mixer taps, low level WC, chrome ladder radiator, inset ceiling spotlights, extractor fan, Bluetooth mirror.

First Floor

Landing
Two UPVC double glazed windows to the rear, three internal wood glazed windows, pendant lighting.

Sitting Room
16'11" x 14'9"
UPVC double glazed bay window to the side aspect, UPVC double glazed window to the frontage, radiator, inset fire.

Dining Room
14'9" x 9'9"
UPVC double glazed window to the frontage, UPVC double glazed window to the rear, radiator.

Breakfast Kitchen
20'2" x 14'8" max measurement
Two UPVC double glazed windows to the frontage, two UPVC double glazed windows to the rear, base units, island unit, Corian work tops, Bosch ceramic five ring induction hob, extractor hood, Bosch integral microwave, warming drawer, two Bosch electric fan assisted ovens, plinth heater, stainless steel under mount sink and a half with chrome mixer tap, boiling water tap, Bosch integral dishwasher, CDA wine cooler, space for an American style fridge freezer (Samsung fridge freezer available by separate negotiation), radiator, inset ceiling spotlights, dining area, fitted banquette with storage.

Sun Room
15'7" x 9'3" max measurement
UPVC double glazed construction with a solid roof, UPVC double glazed picture window to the side aspect, UPVC double glazed door to the side aspect, radiator, inset ceiling spotlights, three internal windows.

Utility
8'8" x 9'10"
UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, base units, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a tumble dryer, radiator, cupboard housing the gas fired wall mounted Ideal combi boiler.

Shower Room
7'9" x 6'0"
UPVC double glazed window to the frontage, shower enclosure, chrome fitments, vanity wash hand basin, chrome mixer tap, low level WC, radiator.

Loft
Boarded, carpeted, two Velux skylights, power, telephone point, radiator, light, pull-down-ladder.

Externally
To the frontage, tarmacadam driveway, dry stone wall, mature trees and shrubs, views.
To the side aspect, area laid to lawn, glass and metal balustrade, mature trees and shrubs.
To the rear, paved path.

AML REGULATIONS
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.





















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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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

G

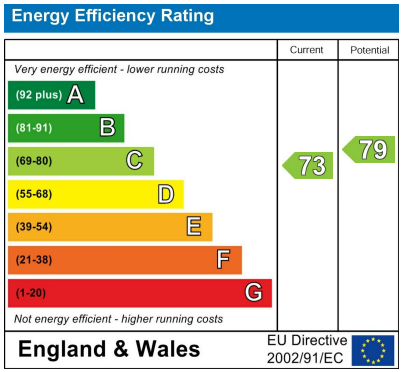


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