



Wright Marshall  
Estate Agents



4 Birchwood Drive, Nantwich CW5 6HR Offers In The Region Of £219,950



- Semi Detached House
- Three Bedrooms
- Planning Permission to Extend
- Popular Cul De Sac Location
- Gardens, Garage & Drive
- EPC Rating: E

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# 4 Birchwood Drive

## , Nantwich CW5 6HR

With the benefit of planning permission to extend (Ref: 19/0651N), this conveniently located Three Bedroom Semi Detached House with NO CHAIN enjoys a cul de sac position, lawned front & rear gardens, single garage & drive. With scope to enhance the existing accommodation this is an ideal town centre property.





## DESCRIPTION

An excellent Three Bedroom Semi Detached Town Centre House with the benefit of planning permission to extend to the first floor (Ref: 19/0651N) & with scope to enhance the existing accommodation this is an ideal town centre property.

Conveniently located in an established & popular cul de sac position within walking distance of the town centre amenities, Barony Park & Sainsbury's.

Briefly comprising; Entrance Hall, Living Dining Room, Fitted Kitchen, Rear Vestibule, Cloaks/WC. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Family Bathroom. Attached single garage & gravel driveway providing ample off road parking. Lawned front garden & pleasant rear garden being predominantly laid to lawn with patio & with the benefit of not being overlooked to the rear.

UPVC D.G. & Gas C.H. NO CHAIN.

## NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent

trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

## PLANNING PERMISSION

The property benefits planning permission to extend to the side (Ref: 19/0651N), at first floor level.

Please contact the Nantwich office for further details.

## THE ACCOMMODATION:-

With approximate dimensions, comprises;

### ENTRANCE HALL

UPVC Double glazed entrance door & glazed panel to side, ceiling light point, radiator, ceiling coving, telephone point. Stairs rising to the first floor with under stairs cupboard.

### LIVING DINING ROOM

#### LIVING ROOM

13'1 x 12'2 (3.99m x 3.71m)

4 Wall light points, large uPVC double glazed window to front, radiator, TV & telephone points, ceiling coving, gas fire. Archway to the Dining Room.

#### DINING ROOM

8'8 x 10' (2.64m x 3.05m)

Ceiling light point, ceiling coving, radiator, hatch to Kitchen, uPVC double glazed French doors to rear.



### FITTED KITCHEN

8'8 x 8'3 (2.64m x 2.51m)

Equipped with a modern range of white coloured wall, base & drawer units. Recessed ceiling spotlights, part tiled walls, uPVC double glazed window to the rear, tile effect floor, roll top laminate work surface with unit ceramic 1.5 bowl sink unit & mixer tap.

4 Burner gas hob with extractor over & electric oven below. Space for tall fridge freezer. Door to the rear vestibule.

### REAR VESTIBULE

6'3 x 6 (1.91m x 1.83m)

UPVC Double glazed window to rear & uPVC double glazed door. Ceiling light point, power point, radiator, wood effect laminate floor.

Door to Garage.

### CLOAKS / WC

Low level WC, wash hand basin, ceiling light point, extractor fan, wood effect laminate floor.

### FIRST FLOOR LANDING

Ceiling light point, loft access, smoke detector, uPVC double glazed window to side, ceiling coving.

### BEDROOM ONE

11'3 x 12'4 (3.43m x 3.76m)

Ceiling light point, uPVC double glazed window to front, radiator, range of wardrobes, pale wood effect floor.

### BEDROOM TWO

10'5' x 12'5 (3.18m x 3.78m)

Ceiling light point, uPVC double glazed window to rear, radiator, engineered wood floor.

### BEDROOM THREE

6'10 x 7'5 (2.08m x 2.26m)

Ceiling light point, uPVC double glazed window to front, radiator, bulk head storage cupboard.

### BATHROOM

5'5 x 8'3 (1.65m x 2.51m)

'P' Shaped bath with electric shower over, low level WC, pedestal wash hand basin, recessed ceiling spotlights, part tiled walls, 2 uPVC double glazed windows to rear, painted wood effect floor covering, radiator.

### ATTACHED SINGLE GARAGE

15'5 x 8'7 (4.70m x 2.62m)

Up & over door, power & light.

### EXTERIOR

The property boasts manageable gardens to the front & rear. Approached over a gravel driveway with ample off road parking, lawn, specimen shrubs & 'Birch' tree.

The rear garden is secure and is predominantly laid to lawn with mature hedging, fencing, specimen Holly trees & a paved patio.

**EPC RATING: E**

**COUNCIL TAX BAND: C**



### SERVICES

All mains water, gas, electricity & drainage services are connected (subject to statutory undertakers costs & conditions). Gas central heating.

NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

### TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-3.30pm.

### SALES PARTICULARS & PLAN/S

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

### MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further \*\*

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.











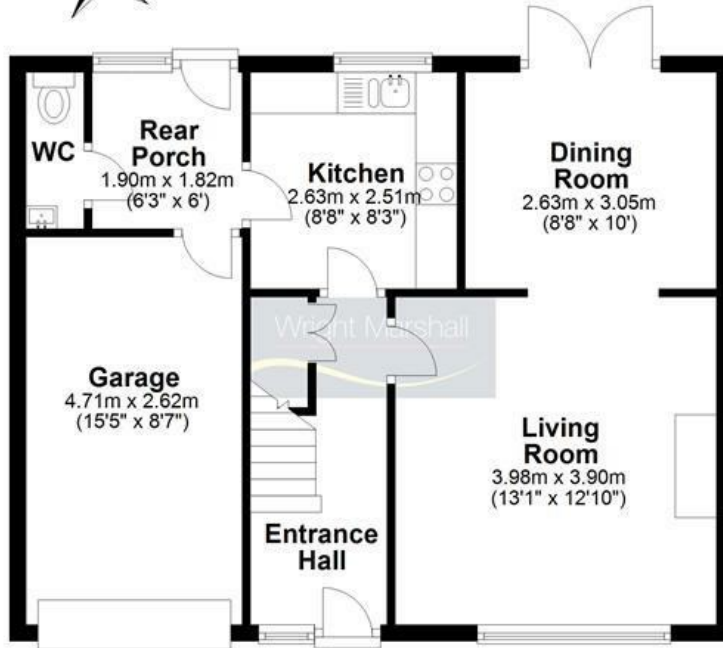






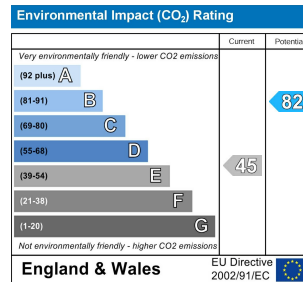
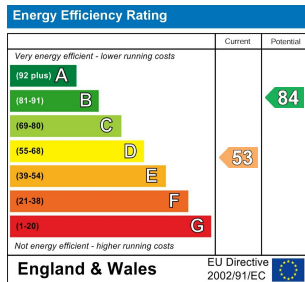
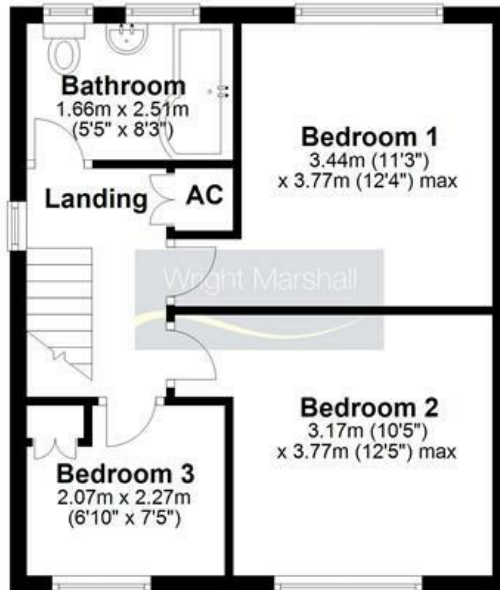
### Ground Floor

Approx. 56.2 sq. metres (605.1 sq. feet)



### First Floor

Approx. 37.9 sq. metres (408.4 sq. feet)



T. 01270 625410

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[www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)