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# Timothy a brown

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**21 Birch Road**  
Congleton, Cheshire CW12 4NN

**Selling Price: Offers in Excess of  
£500,000**

- WELL PRESENTED INDIVIDUAL DESIGNED DETACHED FAMILY HOME
- LARGE LOUNGE PLUS STUDY
- OPEN PLAN BESPOKE LIVING DINING KITCHEN
- FOUR BEDROOMS / 3 BATHROOMS
- WONDERFUL LANDSCAPED SOUTH FACING GARDEN
- LARGE DRIVEWAY FOR NUMEROUS CARS
- USEFUL INTEGRAL DOUBLE GARAGE
- POPULAR WEST HEATH LOCATION CLOSE TO SCHOOLS/SHOPS



FOR SALE BY PRIVATE TREATY (Subject to contract)

\*\*\*WATCH OUR INTERACTIVE PROPERTY TOUR\*\*\*

A HUGELY DESIRABLE INDIVIDUALLY DESIGNED AND EXTENDED DETACHED EXECUTIVE HOME.

APPROXIMATELY 2000 SQFT. SPACIOUS ROOM PROPORTIONS. 4 BEDROOMS. IDEALLY SUITED TO A WIDE RANGE OF BUYERS LOOKING FOR THEIR SPECIAL HOME. PROVIDING THE SPACE AND STYLE THE MARKET IS PRESENTLY DEMANDING. AN EXCELLENT FAMILY HOME SITUATED IN A VERY WELL ESTABLISHED AREA OF WEST HEATH.

The layout is flexible and comprises a welcoming reception hall, a bespoke ‘custom crafted’ open plan living dining kitchen with a lovely garden aspect, huge living room, plus you have a STUDY, utility, shower room and GROUND FLOOR BEDROOM. Upstairs are three pleasant bedrooms (the master with large walk in wardrobe and EN SUITE SHOWER ROOM) and a tasteful family bathroom.

Completing the whole package are the gorgeous landscaped SOUTHERLY FACING gardens, a useful driveway providing ample parking for numerous cars and the huge bonus of a garage!

Viewing is highly recommended as this property provides fantastic space and value for money compared to new builds in the area.

Positioned in the ever popular West Heath locality bordering on open countryside and is excellently sited on the western border providing convenient access to excellent schools such as Congleton High School, Blackfirs and Quinta Primary Schools as is the West Heath shopping centre.

This property's position allows virtually immediate access on to the main arterial route to the M6 motorway which lies 6 miles to the west and Manchester Airport is approximately 17 miles north and again easily accessed by road. The area has been further enhanced with the completion of the new Congleton link road, which opened in 2021.

The Congleton link road joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).



\*Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town’s Jazz & Blue Festival enhance an active cultural scene. Astbury Mere Country Park is ideal for easy exploration. With Congleton’s broad range of restaurants and bars, you can effortlessly unwind from the working week with family and friends. The town’s retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.

Congleton has outstanding transport and communications links :  
• Immediate access to A34 and the recently completed Congleton Link Road, providing convenient main road travel to the North’s cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham.  
• Congleton is a 10 minute drive from junction 17 of the M6 Motorway, the North West’s primary arterial route, providing easy access to the surrounding areas, towns and cities.  
• Manchester International Airport is only 18 miles away, offering direct flights to over 180 domestic and worldwide destinations.  
• The major regional rail hub of Crewe is less than 12 miles by swift main roads, and will incorporate the new HS2 line, providing London links in 55 minutes.  
• Congleton’s own railway station is 2 miles away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond.

The accommodation briefly comprises

(all dimensions are approximate)

FRONT ENTRANCE : Pitched canopy open storm porch with timber posts on brick dwarf wall. Indian stone paving. Timber panelled and double glazed double doors to:

HALL 15' 3" x 8' 4" (4.64m x 2.54m) : Coving to ceiling. Two single panel central heating radiators. 13 Amp power points. Stone effect floor tiles. Built-in double cloaks cupboard. Stairs to first floor with turned spindled balustrade. Built-in airing cupboard with pressurised hot water cylinder. Door to garage.

SHOWER ROOM 5' 3" x 7' 0" (1.60m x 2.13m) : PVCu double glazed window to side aspect. White suite comprising: low level W.C., ceramic bowl wash hand basin set on ornate stand with marble top. Corner



shower cubicle with mains fed shower and glass screen and door. Centrally heated towel radiator. Stone effect tiled floor.

BEDROOM 4 FRONT/OFFICE/PLAYROOM 11' 9" x 10' 1" (3.58m x 3.07m) : PVCu double glazed window with plantation shutters to font aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Oak effect floor.

L SHAPED LIVING/DINING KITCHEN 23' 7" x 22' 11" (7.18m x 6.98m) L-shaped max measurements :

KITCHEN AREA : Low voltage downlighters inset. Coving to ceiling. Extensive custom made kitchen with ample base units having natural granite preparation surfaces over with ceramic Belfast sink inset with chrome mixer tap. Integrated dishwasher. Open display shelves. Large central island with natural granite preparation surfaces with numerous base units and which forms as a breakfast bar with seating for 4. Alcove space for Range cooker with integrated extractor canopy above. Recessed space for large American style fridge/freezer. Large pantry cupboard. Double panel central heating radiator. 13 Amp power points. Stone effect tiled floor.

LIVING AREA : PVCu double glazed window to rear aspect. Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Stone effect tiled floor. PVCu double glazed french doors to garden. Door to lounge.

STUDY 10' 0" x 6' 2" (3.05m x 1.88m) : PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points. Oak effect floor.

UTILITY 10' 0" x 5' 6" (3.05m x 1.68m) : Space and plumbing for washing machine. Space for tumble dryer. Wall mounted Glowworm central heating boiler. Single panel central heating radiator. Stone effect floor tiles. PVCu double glazed door to side aspect.

LOUNGE 19' 7" x 13' 7" (5.96m x 4.14m) : Coving to ceiling. PVCu double glazed window to rear aspect with garden aspect. PVCu double glazed window to side aspect. Double panel central heating radiator. Panelled chimney breast with feature brick face fireplace with stone hearth. 13 Amp power points. Oak effect floor.

First Floor Landing : L-Shaped. Velux roof light. Single panel central heating radiator. 13 Amp power points.

VESTIBULE TO BEDROOM 1 : Deep recessed walk-in wardrobe.

BEDROOM 1 REAR 20' 1" x 13' 1" (6.12m x 3.98m) : Angular ceilings with some restricted headroom. PVCu double glazed dormer style window with plantation shutters to front aspect. Two double panel central



heating radiators. 13 Amp power points. Under eaves storage. Deep recessed walk-in wardrobe.

EN SUITE BATHROOM 12' 6" x 8' 1" (3.81m x 2.46m) : Angular ceilings with restricted headroom. PVCu double glazed window with plantation shutters to rear aspect. Low voltage downlighters inset. White suite comprising: low level W.C., corner panelled bath, separate shower room with thermostatically controlled mains fed shower. Single panel central heating radiator. Stone effect floor tiles.

BEDROOM 2 REAR 18' 4" x 10' 6" (5.58m x 3.20m) : PVCu double glazed window to rear and side aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 15' 4" x 10' 10" (4.67m x 3.30m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Oak effect floor.

BATHROOM : PVCu double glazed window to side aspect. White suite comprising: low level W.C., wash hand basin set in vanity unit with cupboard below. Panelled bath. Corner shower cubicle with mains fed shower.

OUTSIDE :

FRONT : Huge driveway with parking for up to 4/5 cars laid to stone gravel with mature beech and lawned hedgerow.

REAR : The rear garden has been professionally landscaped with an extensive Indian stone paved terrace spanning the full width of the property, making it an ideal outside seating and dining area. Beyond is a stone gravel laid terrace with contemporary aluminium framed sun shelter with one area laid to lawn and slate chippings. Chunky timber railway sleepers forming flowerbeds. Brick built summer house. Encompassed with timber fencing and gated access to front via one side. Outside power point and lighting.

GARAGE 17' 8" x 13' 9" (5.38m x 4.19m) internal measurements: Electronically operated up and over door. Power and light.

TENURE : Freehold (subject to solicitors verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through the sole selling agent TIMOTHY A BROWN.

TAX BAND: E

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV: CW12 4NN

