



36 Birkholme Drive, Meir Heath

£350,000



The property is beautifully presented throughout with a modern kitchen and bathroom - just pack your bags and move straight in! • Impressive equestrian property set on approx 1.53 acres with a paddock, brick built stable block and a landtech sand and klopff 20x40 arena • Plenty of storage! With a useful loft room providing plenty of storage or could be used as an occasional room • Banish any thoughts of living life on one level meaning compromising on space - all rooms are of a great size • Sought after location close to excellent local schooling and with easy access to major commuter links and local amenities



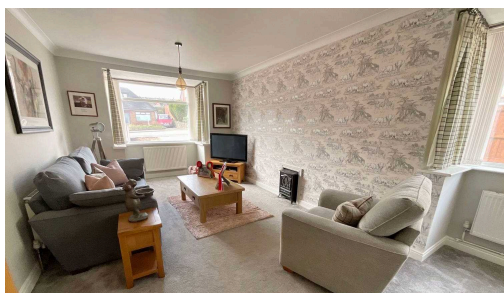
Gallop on down to Birkholme Drive to this stunning equestrian property! We are not horsing around we really do have for you a beautifully presented extended bungalow that comes with approximately 1.53 acres of land and a large brick built stable block with separate road side access to bring in your horseboxes. Lets trot on down to the bungalow. Inside we have a porch and a welcoming entrance hallway. The bright dual aspect lounge/diner has two walk in bay windows. The contemporary kitchen has French doors leading out to the rear garden and a useful utility cupboard to hide away all your laundry. The spacious master bedroom boasts a large dressing area and the second bedroom is also a great sized double. The luxury bathroom has both a bath to soak away the stresses of the day and also a shower for when you need to dash. A loft room has plenty of storage and this completes the accommodation. Outside to the front of the property is a driveway providing parking for several vehicles along with a low maintenance gravelled garden and the rear garden isn't over looked and has a patio seating area perfect for Al Fresco dining, decked seating area to sit back and enjoy the open views, a lush lawn and a summerhouse. A gate from the garden leads to the land and stables. The land consists of a paddock with three stables and a large store and a landtech sand and klopf 20x40 arena. This land also has it's own access for you to bring in your horse boxes. Situated in the popular area of Meir Heath with local amenities in abundance and excellent schooling close by, Poplars Riding School together with great commuter links! Call now to secure your viewing!



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Council Tax band: TBD

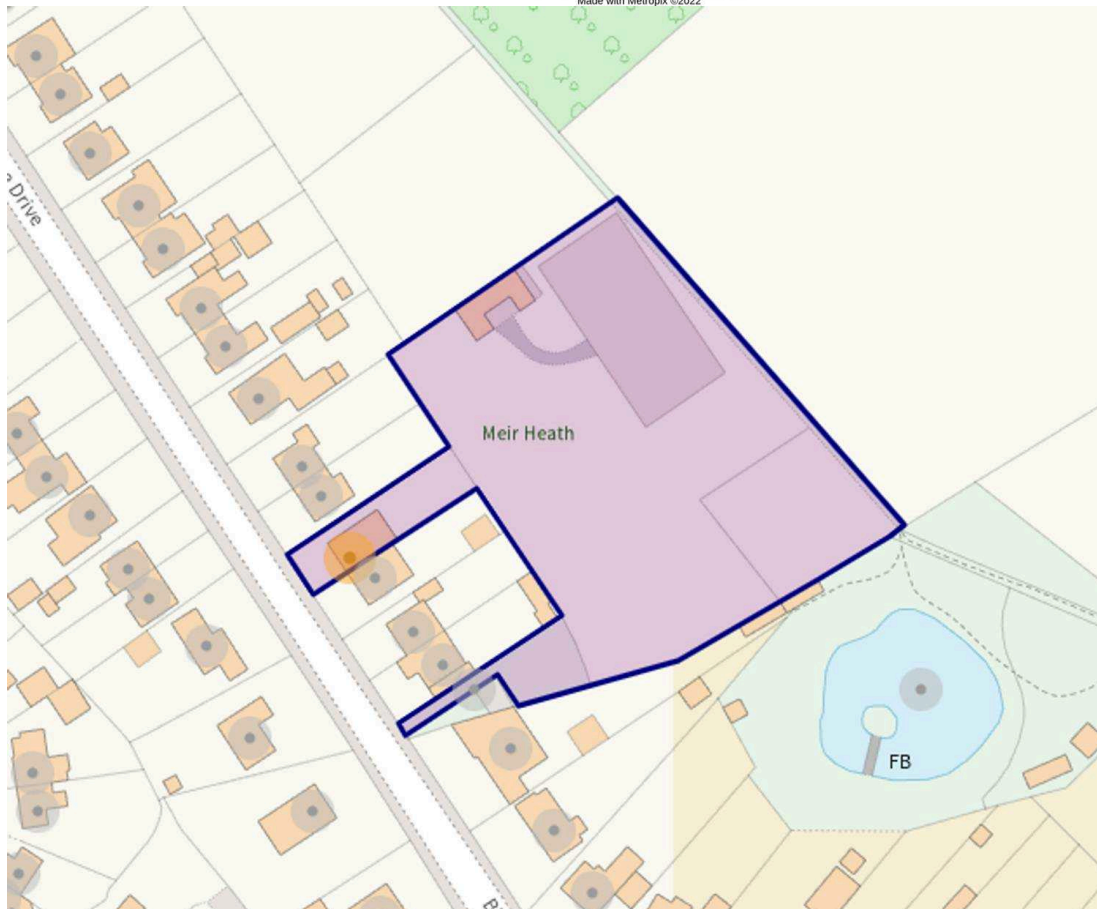
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





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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