



## 2 Shralely Brook Road

ST7 8AH

**Guide Price £400,000**



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STEPHENSON BROWNE

**THREE DOUBLE BEDROOM FAMILY HOME SURROUNDED BY FIELDS** - Nestled in the charming semi-rural location of Shralely Brook Road, Halmer End, 'Railway Cottages' is an exquisite semi-detached family home boasting wrap around gardens, overlooking fields to the side and rear.

This highly impressive property is a true gem waiting to be discovered, offering a sizeable, versatile floorplan to suit everyone! In brief, you will find an entrance porch leading to the hallway, a fantastic open plan kitchen diner featuring a log burning fire and stunning fitted kitchen, hosting a mix of wood and granite working surfaces. In addition to this, the ground floor offers a generous lounge with bay window, a glorious orangery, handy boot room and separate utility / WC.

The first floor is home to three double bedrooms, with the principal being particularly spacious, enjoying a Juliet balcony and it's own en-suite, as well as a beautiful family bathroom with free standing tub!

Railway Cottages offers the perfect blend of modern living whilst still keeping those original, characterful features we all love, such as: coving, ceiling roses, sash windows, Oak flooring and open fires.

Another standout feature is the beautiful wrap-around gardens that envelop the house, providing a serene and picturesque setting for relaxation or outdoor gatherings. Imagine enjoying your morning coffee surrounded by lush greenery and the sounds of nature!

Parking will never be an issue with the large driveway that can accommodate up to 6 vehicles, perfect for families with multiple cars or guests visiting for the day.

If you are looking for a peaceful retreat away from the hustle and bustle of life, and a property that offers ample space for a growing family or those who love to entertain, Shralely Brook Road is one not to be missed! Call Stephenson Browne today to arrange your viewing!



### **Entrance Porch**

Having stone flooring, UPVC double glazed window to side elevation, ceiling light fitting and door to:

### **Hallway**

With a continuation of stone flooring, radiator, stairs to the first floor, ample sockets and door into:

### **Open Plan Kitchen Diner**

#### **Kitchen**

10'7" x 8'7"

Comprising of a range of shaker style wall, base and drawer units with part wood working surfaces over, and granite breakfast bar, also with an integral double Belfast sink, space for a range cooker with Herringbone tiling behind as a splash back and built in extractor above. Enjoying dual aspect UPVC double glazed windows to rear and side elevations, ample sockets, oak flooring, inset spotlighting and coving to the ceiling.

#### **Dining Room**

19'11" x 8'0"

Boasting oak flooring, feature fireplace with slate hearth and wood burning stove, coving to the ceiling, inset spotlighting, ceiling rose, ceiling light fitting, ample sockets, radiator, tall base unit with integral fridge freezer, UPVC double glazed French doors opening to the orangery, internal door to the boot room and contemporary sliding doors giving entry to:

#### **Lounge**

15'9" x 12'11"

Enjoying a UPVC double glazed sash bay window with bespoke shutters, feature open fireplace, fitted carpet, coving to the ceiling, ceiling rose, ceiling light fitting, ample sockets and radiator.

#### **Boot Room**

With tiled flooring, wall panelling, ceiling light fitting and sliding door to:

#### **Utility / WC**

A fantastic addition, hosting extra wall units and wood working surfaces, with space / plumbing for a separate washing machine and dryer. Also having a push flush WC and hand basin incorporated within storage unit, ceiling light fitting, tiled flooring and radiator.

#### **Orangery**

13'3" x 13'2"

Accessed via the kitchen diner, with UPVC double glazed windows to three elevations, three sky lights, ample sockets, under floor heating, stone flooring, ceiling light fitting and French doors opening onto the garden.



### Landing

With fitted carpet, ceiling light fitting and doors to all first floor rooms, including:

### Principal Bedroom

19'8" x 11'1"

A generous principal bedroom offering dual aspect windows to rear and side elevations, as well as French doors opening to the Juliette balcony overlooking the fields, fitted carpet, wall panelling, two ceiling light fittings, ample sockets, radiator and door accessing:

### En-suite Wet Room

With a push flush WC, wall mounted hand basin and waterfall shower, having tiled flooring with shower drain, part tiled walls, UPVC double glazed window to side elevation, ceiling light fitting and chrome heated towel rail.

### Bedroom Two

11'11" x 10'5"

Another well sized double bedroom with fitted carpet, UPVC double glazed window to front elevation having fitted shutters, ample sockets, wall panelling, radiator, ceiling light fitting and handy walk-in wardrobe space.

### Bedroom Three

16'6" x 8'11"

A third double bedroom hosting wood effect flooring, double glazed sash window to rear elevation, ample sockets, radiator, two ceiling light fittings and loft access via hatch.

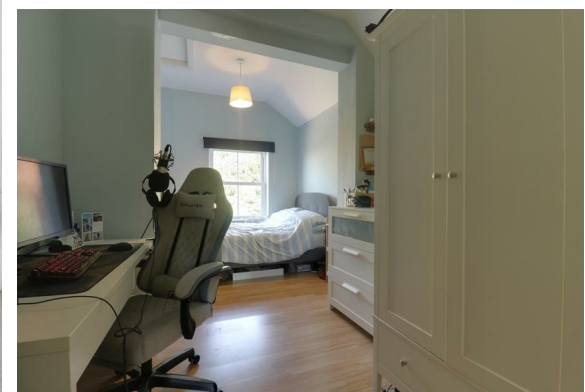
### Family Bathroom

With a push flush WC, hand basin incorporated within fitted storage unit and freestanding single ended slipper bath with mixer tap and attached shower head. Having half wall panelling, wood style laminate flooring, chrome heated towel rail and ceiling light fitting.

### Externally

Accessed via double gates onto the gravel driveway to suit multiple cars, raised lawn with seating and substantial soil beds home to a range of decorative flowers, shrubs and plants. The driveway continues to a pathway up to wooden gate which opens to the front lawn, with Indian stone paving up to the front door. A wooden picket fence opens to the main garden:

The main garden hosts an extensive lawn area, with Indian stone paving for seating or alternate outdoor furniture around the perimeter of the home. You will also find a separate patio further up the lawn, perfect for catching the sun all day! The space offers lovely borders and flower beds with decorative plants and shrubs throughout.



**Garden Room**

Having UPVC double glazed French doors, UPVC double glazed window to rear elevation, wood flooring and power, ideal for home office, hobby room or storage!

**Council Tax Band**

The council tax band for this property is B

**NB: Tenure**

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

**NB: Copyright**

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# Floor Plan

# Area Map



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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