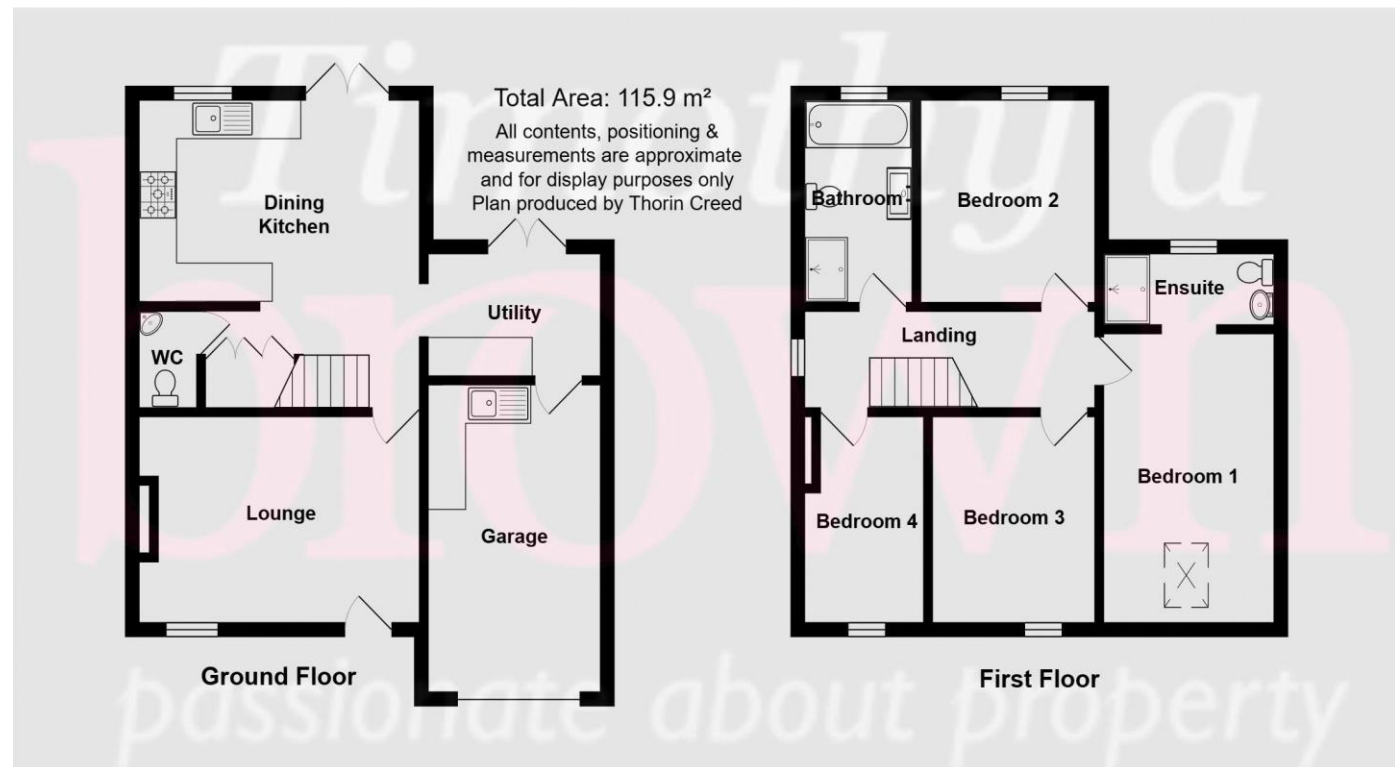


Timothy a brown



Energy performance certificate (EPC)			
Address 2a Smithy Lane Biddulph, Stoke-on-Trent ST8 7ET	Energy rating C	Valid until 22 June 2030	Certificate number 0019-2817-2888-2888-2891
Property type Detached house	Total floor area 101 square metres		
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can read guidance for landlords on the requirements and exemptions https://www.gov.uk/government/publications/energy-guidance-for-private-landlords			
Energy rating and score			
This property's energy rating is C. It has the potential to be B.			
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.			
See how to improve this property's energy efficiency			
For properties in England and Wales: the average energy rating is D the average energy score is 60			

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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Timothy a brown

www.timothyabrown.co.uk

2a Smithy Lane
Biddulph, Stoke-On-Trent, Staffordshire ST8 7ET

Selling Price: £345,000

- DECEPTIVELY SPACIOUS ARCHITECTURALLY DESIGNED
- FOUR BEDROOM DETACHED FAMILY HOME
- BEAUTIFULLY CONTEMPORARY UPDATED INTERIOR
- COSY LOUNGE WITH MULTI FUEL STOVE
- FASHIONABLE OPEN PLAN KITCHEN
- TWO BATHROOMS & GUEST W.C.
- UTILITY & INTEGRAL GARAGE
- PRIVATE ENCLOSED GARDEN

Contemporary Family Living, Modern Elegance.

A Deceptively Spacious, Architecturally Designed Four-Bedroom Detached Family Home, Masterfully Transformed and Offered to an Exceptional Standard.

Proudly presented, this stunning property stands apart, occupying a desirable non-estate position on the outskirts of Biddulph town centre.

The vendors have truly outdone themselves, crafting a beautifully contemporary updated interior that exudes style and comfort – a testament to their incredible vision and dedication.

Exquisite Interiors for Modern Life:

Step inside and be captivated by a home designed for effortless family living. The inviting Lounge, complete with a charming multi-fuel stove, offers a cosy retreat. The heart of this home is the sensational open-plan dining kitchen, a culinary delight featuring sleek modern units, luxurious quartz surfaces, and integrated appliances – perfect for both everyday meals and entertaining. Practicality is paramount, with a convenient Guest Cloakroom and a dedicated Utility room.

Upstairs, you'll find four generous bedrooms, including a master suite boasting a stylish en-suite shower room. A beautifully appointed Family Bathroom with a separate shower serves the remaining bedrooms, ensuring comfort for all. The home benefits from full PVCu double glazing



and a modern boiler gas central heating system for optimal efficiency.

Outdoor Haven & Prime Location:

Externally, an integral garage and driveway parking provide ample convenience. The property boasts enclosed private gardens, offering a peaceful outdoor sanctuary for relaxation and play.

Located on the fringes of Biddulph Town Centre, this home perfectly balances convenience with access to nature. The award-winning National Trust Biddulph Grange Gardens are close by, and open countryside is just minutes away, leading to some of Staffordshire's most cherished natural views and scenic rural walks. Yet, you remain incredibly well-connected for access to Biddulph's town centre, and to Congleton (just five miles north), which offers further links to the main M6 arterial routes and mainline national rail networks.

Discover Biddulph:

The vibrant town of Biddulph provides an excellent selection of pubs, restaurants, and fitness centres, alongside a wealth of outdoor pursuits, including breathtaking walks in Staffordshire and the majestic Peak District National Park.

The accommodation briefly comprises

(all dimensions are approximate)

CANOPIED PORCH : Composite ‘Rock’ front entrance door to:



LOUNGE 15' 0" x 10' 8" (4.57m x 3.25m) into alcove: PVCu double glazed window to front aspect. Low voltage downlighters inset. Contemporary style central heating radiator. 13 Amp power points. Oak effect tiled floor. Multi fuel stove set on stone hearth with floating oak mantle over.

DINING KITCHEN 15' 4" x 10' 6" (4.67m x 3.20m) to stairs: PVCu double glazed window to rear aspect. Range of wood grain effect fronted eye level and base units in dove grey with quartz preparation surfaces over incorporating inset stainless steel sink unit with mixer tap. Built in 5 ring gas hob with wide extractor hood over and with electric oven/grill below, integrated dishwasher, fridge and freezer. Quartz splashbacks. Wall mounted contemporary style central heating radiator. 13 Amp power points. Oak effect tiled flooring. Understairs store cupboard. PVCu double glazed French doors opening onto the rear garden. Opening to the utility.

SEPARATE W.C. : White suite comprising: low level W.C. with concealed cistern and corner wash hand basin with cupboard below. Extractor fan. Central heating towel radiator. Built-in store cupboards, one housing a Baxi gas combi central heating boiler.

UTILITY 9' 2" x 6' 4" (2.79m x 1.93m): Low voltage downlighters inset. Exposed brickwork. Contemporary radiator. Eye level and base units with wood preparation surfaces over. Space and plumbing for washing machine and tumble dryer. Oak effect tiled floor. PVCu double glazed french doors to rear garden. Door giving access to garage.

INTEGRAL SINGLE GARAGE 16' 0" x 9' 1" (4.87m x 2.77m) internal measurements: Metal up and over door. Power and light. Eye level and base units with stainless steel single drainer sink unit inset.

First Floor :

GALLERIED LANDING : PVCu double glazed obscured window to side aspect. Low voltage downlighters inset. Balustrade and oak hand rail. Access to roof space.

BEDROOM 1 FRONT 15' 1" x 9' 1" (4.59m x 2.77m): Velux roof lights. 13 Amp power points. Wall mounted contemporary radiator. Oak effect flooring. Access to roof space.



EN SUITE 9' 0" x 3' 8" (2.74m x 1.12m): PVCu double glazed window to rear aspect. White suite comprising: low level W.C. with concealed cistern, wash hand basin set in vanity unit and separate fully enclosed shower cubicle with mains fed shower. Extractor fan. Wall mounted centrally heated radiator. Grey textured wall tiles. Oak effect flooring.

BEDROOM 2 FRONT 10' 9" x 8' 8" (3.27m x 2.64m): PVCu double glazed window to front aspect. 13 Amp power points. Television aerial point. Single panel central heating radiator.

BEDROOM 3 REAR 10' 8" x 9' 3" (3.25m x 2.82m): PVCu double glazed window to rear aspect. 13 Amp power points. Television aerial point. Single panel central heating radiator.

BEDROOM 4 FRONT 10' 9" x 6' 4" (3.27m x 1.93m): PVCu double glazed window to front aspect. 13 Amp power points. Television aerial point. Single panel central heating radiator.

BATHROOM 10' 7" x 5' 9" (3.22m x 1.75m): PVCu double glazed obscured window to rear aspect. White suite comprising: low level W.C., wall hung wash hand basin with drawers below and panelled bath. Wall mounted centrally heated towel radiator. Stone effect tiles to walls. Large shower enclosure with sliding doors housing a mains fed shower.

OUTSIDE :

FRONT : Driveway providing off road parking for 2-3 cars with right of way for next door to access their driveway. Outside light.

REAR : Garden mainly laid to lawn with paved patio area and mature hedgerow boundaries.

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

TENURE : Freehold (subject to solicitors' verification).

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

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND: D

DIRECTIONS: SATNAV: ST8 7ET

