



## High Lane, Brown Edge, Staffordshire, ST6

OIRO £270,000



 3  2  2

Freehold | EPC rating: D

- Gorgeous Family Home
- Converted Garage
- Off road parking

- Rural Location
- Established Gardens
- Ready to Move In

# BELVOIR!

Property is personal

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## Description

A lovely family home, a 3 BEDROOM SEMI-DETACHED property, in the desirable BROWN EDGE neighbourhood. Set on High Lane with OPEN COUNTRYSIDE VIEWS to the rear. With GOOD ROAD LINKS and close to local amenities, this home offers a tranquil setting for families.

Please see our virtual tour and call for a face to face viewing.

Council Tax Band : B (Staffordshire Moorlands District Council)

Tenure: Freehold

EPC: D

## Photographs





### **Hallway (4.5 x 1.91m)**

Original Minton tiles greet you into this home. Ample space for storage of coats and shoes, with cupboard understairs for more of your storage needs.

### **Dining room (4.35 x 3.47m)**

With a bay window to the front of the house and separated by feature brick archway to the lounge area.

### **Living room (3.63 x 3.51m)**

A cosy lounge for relaxation. With feature coal fireplace and patio doors to the pretty garden.

### **Kitchen (4.55 x 1.88m)**

A bright kitchen in country cottage style with cream cabinetry, wood worktops and knobs, a range cooker and extractor hood, Belfast sink and mixer tap, integrated fridge, freezer and dishwasher. A dual aspect room with windows overlooking the garden letting in plenty of light.

Space for a table and chairs for breakfast or quick meals.

### **Pantry (1.10 x 2.28m)**

Through the kitchen door is a handy walk-in pantry with rear door to the garden.

### **Downstairs utility/ shower room (2.16 x 2.31m)**

A corner shower unit with toilet, as well as a utility area with sink and space for a washing machine and tumble dryer. A great addition to the house for busy families or those with pets.

### **Upstairs:**

#### **Stairs and Landing (2.72 x 0.87m)**

Fully carpeted stairs and landing leading to all bedrooms and bathroom. Loft access on landing to the part boarded loft.

#### **Master bedroom (3.65 x 3.57m)**

A beautiful bedroom to relax in and admire the views of the countryside. Space for a King sized bed and other bedroom furniture such as wardrobes and bedside tables.

## Rooms

### **Bedroom 2 (3.67 x 3.48m)**

A double bedroom with space for a double bed, wardrobes and bedside tables, with wooden laminate flooring.

### **Bedroom 3 (2.13 x 1.94m)**

A proper single bedroom with space for a full sized single bed, single wardrobe and wall shelving to maximise the space.

### **Family bathroom (2.36 x 1.88m)**

A modern bathroom with white four piece suite; bathtub with mixer bath taps and shower head, separate shower enclosure with shower controls, a toilet and sink. White tiling finishes off the room.

### **Garden**

A mature and delightful garden at this home with patio area, lawn, shrubs and fruit trees, backing onto fields and open countryside views.

### **Parking**

There is driveway parking for two cars and a garage.

### **Garage**

Partially converted, leaving a storage area to the front (and the utility and bathroom to the rear)

Viewers could investigate the possibility of extending over the garage.

If you think this property is for you, please call Belvoir to arrange a viewing.

Disclaimer - We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

More photographs

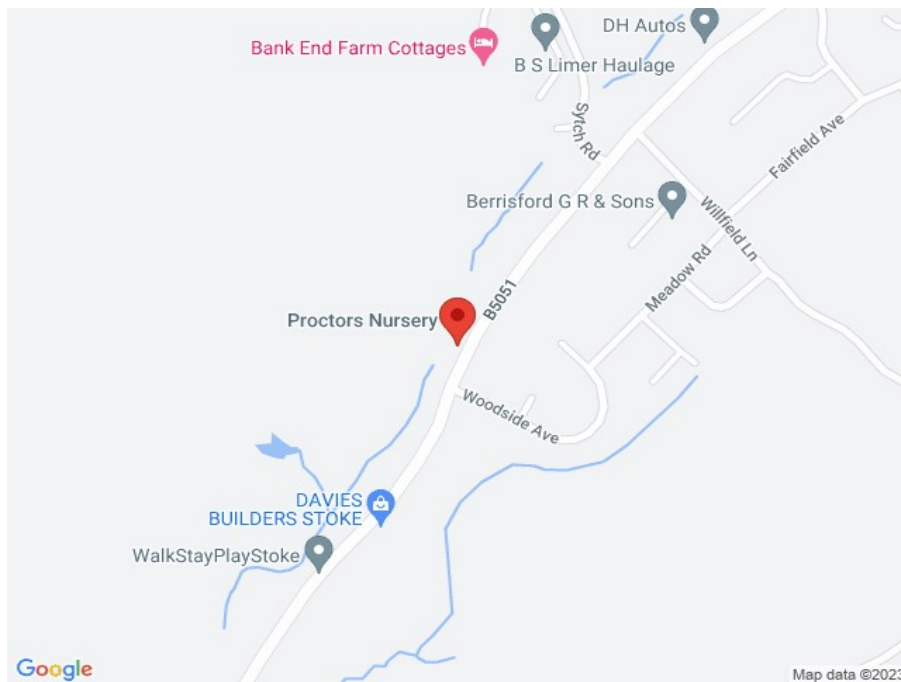




# Floorplan



# Map



<https://www.belvoir.co.uk/stoke-on-trent-estate-agents/>