



147 High Lane, Brown Edge, Staffordshire, ST6 8RT

Offers in the region of £285,000

Looking for a spacious family home in a sought-after village location? This extended 3-bedroom semi-detached in Brown Edge offers three double bedrooms, off-road parking, a garage, and neutral, welcoming interiors—perfect for growing families

Denise White Estate Agents Comments

Positioned in the desirable village of Brown Edge, this beautifully extended three-bedroom semi-detached property offers spacious and versatile living, tastefully finished with warm, rustic interiors and thoughtfully designed for modern family life.

Internally, the home is neutrally decorated throughout, creating a calm and welcoming atmosphere. The well-proportioned living room features a cosy log burner, perfect for colder evenings, and wooden double doors opening into a separate snug. With French doors leading to the rear garden, this additional reception space provides fantastic flexibility—ideal for entertaining or simply enjoying two defined living areas.

The heart of the home lies in the traditional kitchen, fitted with classic shaker-style cabinets and enhanced by a separate walk-in pantry. The kitchen flows into the dining room, creating an inviting space for both casual family meals and formal dining. A ground floor WC adds everyday convenience.

To the first floor, there are three generously sized double bedrooms, all offering excellent natural light and ample space. These are served by a large, well-appointed shower room, with enough space to easily reinstate a bath if desired, offering further scope for personalisation.

Externally, the property benefits from off-road parking for multiple vehicles, leading to a single garage. The enclosed rear garden is both practical and low-maintenance, featuring a mix of paved patio and turfed areas, along with a useful storage shed.

This wonderful home combines character and comfort in a popular semi-rural setting, ideal for those seeking a peaceful lifestyle with excellent transport links and amenities nearby.

Location

Within walking distance of the property are plenty of local amenities including a local park, shop,

hairdressers, and cake shop as well as St Anne's Primary School and Endon High School.

Brown Edge is a village and civil parish in the Staffordshire Moorlands district of Staffordshire. The village is on the fringe of The Potteries Urban Area, and is about 5 miles north-east of Hanley in Stoke-on-Trent. Also within easy travelling distance to the market town of Leek.

Adjacent Parishes - Endon - Horton - Biddulph - Norton le Moors

Entrance Hall

Stairs to the first floor accommodation. Composite door to the front aspect. Ceiling light.

Kitchen

12'3" x 9'7" (3.74 x 2.93)



Tiled flooring. Range of wall and base units with worksurfaces above. Integrated stainless steel drainer style sink unit. Space for cooker. UPVC double glazed windows to the rear aspect. Open Plan access into dining area. Ceiling light.

Dining Area

10'10" x 10'4" max (3.31 x 3.15 max)



Wooden flooring. Wall mounted radiator. UPVC double glazed windows to the front and side aspect. Ceiling light.

Living Room

14'0" x 11'2" max (4.27 x 3.42 max)



Wooden flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Access into Snooke. Brick fireplace with log burner. Ceiling light.

Snug

10'4" x 9'1" max (3.17 x 2.79 max)



Wooden flooring. Access into living room. Double doors leading to outside. Walls lights.

Pantry

4'10" x 4'4" (1.48 x 1.34)

Tiled flooring. Range of wall and base units. Space for fridge freezer. Ceiling light.

WC

2'9" x 4'10" (0.84 x 1.48)

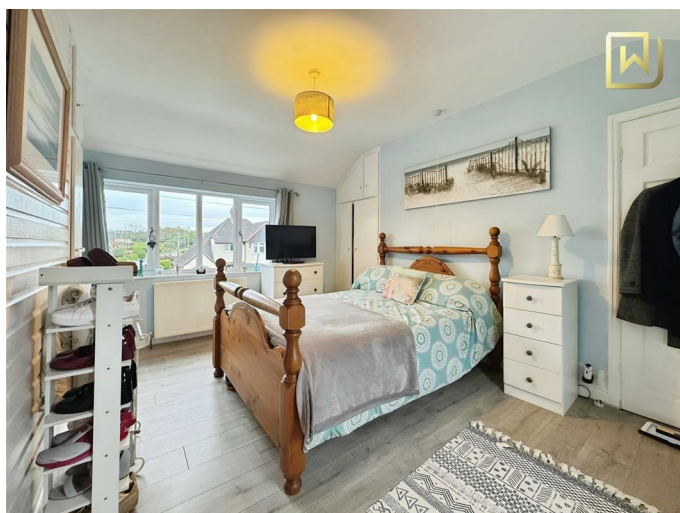
Tiled flooring. WC. Wash handbasin. Obscured UPVC double glazed window. Ceiling light.

First Floor Landing

Fitted carpet. Access to all first floor accommodation. Loft hatch. Ceiling light.

Bedroom One

13'6" x 11'3" max (4.12 x 3.44 max)



Wooden style flooring. Wall mounted radiator. Fitted wardrobes. UPVC double glazed windows to the front and rear aspect. Ceiling light.

Bedroom Two

10'5" x 10'11" max (3.20 x 3.34 max)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Fitted wardrobes. Ceiling light.

Bedroom Three

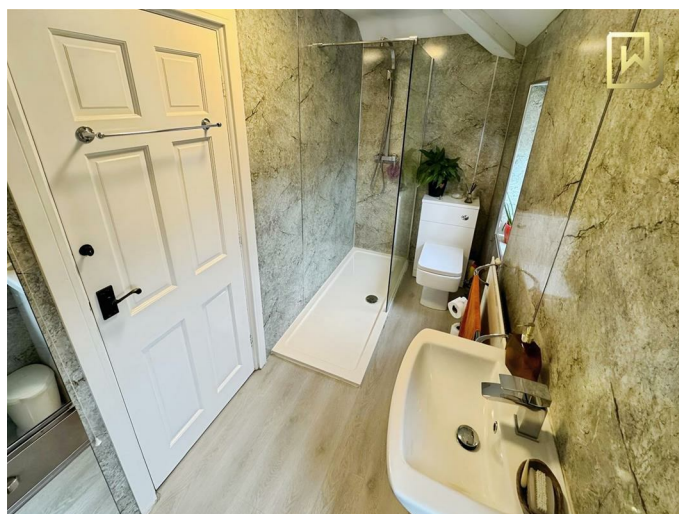
9'0" x 12'4" min (2.76 x 3.77 min)



Wooden flooring. Wall mounted radiator. UPVC double glazed windows to the front and side aspect. Ceiling light.

Bathroom

11'0" x 4'7" (3.36 x 1.41)



Wooden style flooring. Wall mounted radiator. WC. Wash handbasin. Walk-in shower with rain style shower. Obscured UPVC double glazed windows to the rear aspect. Airing cupboard. Boiler access. Ceiling light.

Outside



To the front of the property is a private driveway providing off road parking for multiple vehicles leading to a single garage. Gated access to the rear garden which is largely paved and partially turfed perfect for sitting out or allowing children to play.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you

You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Require A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

WE WON!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

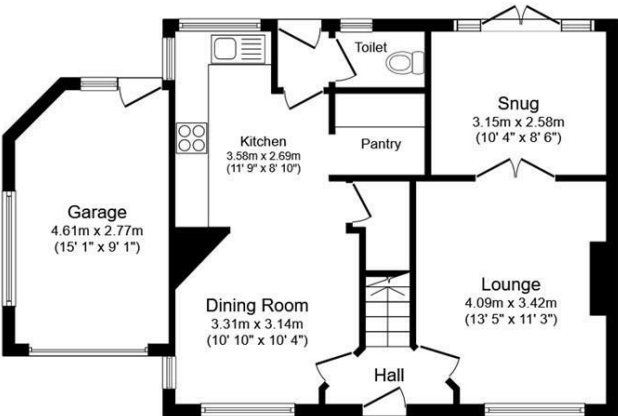
The British Property Awards, renowned for their

inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

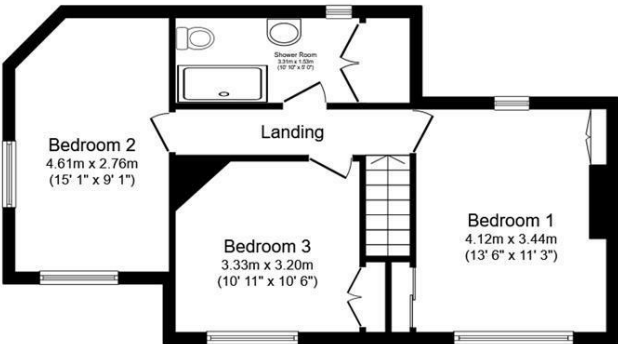
As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Floor Plan



Ground Floor
Floor area 64.3 sq.m. (692 sq.ft.)



First Floor
Floor area 50.5 sq.m. (543 sq.ft.)

Total floor area: 114.7 sq.m. (1,235 sq.ft.)

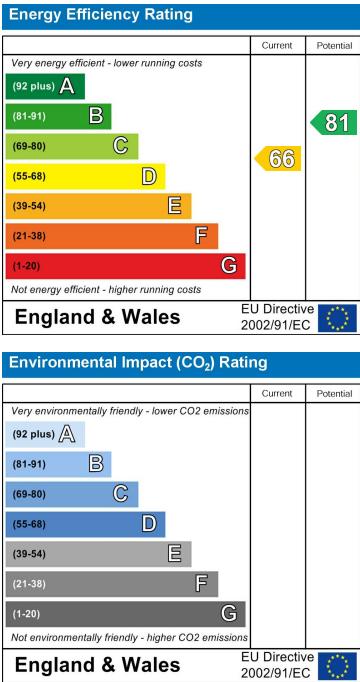
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



Energy Efficiency Graph



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