



## 46 Church Road, Brown Edge, Staffordshire, ST6 8RA

Offers In The Region Of £186,000

- Two bedroom cottage
- Rare opportunity
- Impressive bathroom
- Immaculately presented throughout
- NO CHAIN
- Walking distance of St Annes Primary
- Stunning views
- Garden to the rear
- Catchment of Endon High School

# 46 Church Road, Brown Edge ST6 8RA

This beautifully presented two bedroom cottage is located in the popular semi-rural location of Brown Edge and offers stunning countryside views from the frontage. The property has character and charm in abundance and this home is ideal for a professional couple, holiday let, or as a buy to let investment. The property is conveniently located within walking distance of St Annes Primary and within the catchment of Endon High School.

The property is immaculately presented throughout with a spacious living room to the frontage and well equipped dining kitchen to the rear. The dining kitchen has a good range of units to the base and eye level and ample room for a breakfast table and chairs. A useful porch is located to the rear and houses the gas fired boiler.



Council Tax Band: A



### **Living Room**

14'2" x 18'1"

UPVC double glazed door and window to front aspect, radiator, feature stone fireplace with open working fire, staircase off. - Size : - 14' 2" x 18' 1" (4.31m x 5.51m)

### **Kitchen / Dining Room**

12'3" x 11'7"

Two UPVC double glazed windows to rear aspect, stained timber double glazed window to utility, stained timber door to utility, excellent range of base cupboards and drawers incorporating electric cooker, plumbing for dishwasher, roll top work surface over incorporating one and half bowl stainless steel sink unit, electric halogen hob, matching wall cupboards with extractor, radiator. - Size : - 12' 3" x 11' 7" (3.73m x 3.53m)

### **Utility**

4'11" x 9'10"

Stained timber double glazed window to side and rear aspects, stained timber door to rear aspect, plumbing for automatic washing machine, dryer outlet, wall mounted central heating boiler. - Size : - 4' 11" x 9' 10" (1.50m x 2.99m)

### **First Floor**

Size :

### **Landing**

0'0"

Loft access. - Size : - 0

### **Bedroom One**

18'0" x 10'8"

Two UPVC double glazed windows to front aspect, two radiators, fitted wardrobe comprising hanging and shelving with drawers, chest of drawers. - Size : - 18' 0" x 10' 8" (5.48m x 3.25m)

### **Bedroom Two**

11'7" x 6'2"

UPVC double glazed window to rear aspect, radiator, store with fixed shelves. - Size : - 11' 7" x 6' 2" (3.53m x 1.87m)

### **Shower Room**

0'0"

Double glazed stained timber window to side aspect, radiator, walk in shower, low level W.C. vanity, wash hand basin set in vanity, chrome heated towel rail. - Size : - 0

### **Outside**

Bins store, further outside store with wall light point, single power point. Stepped access leading to: - Size :

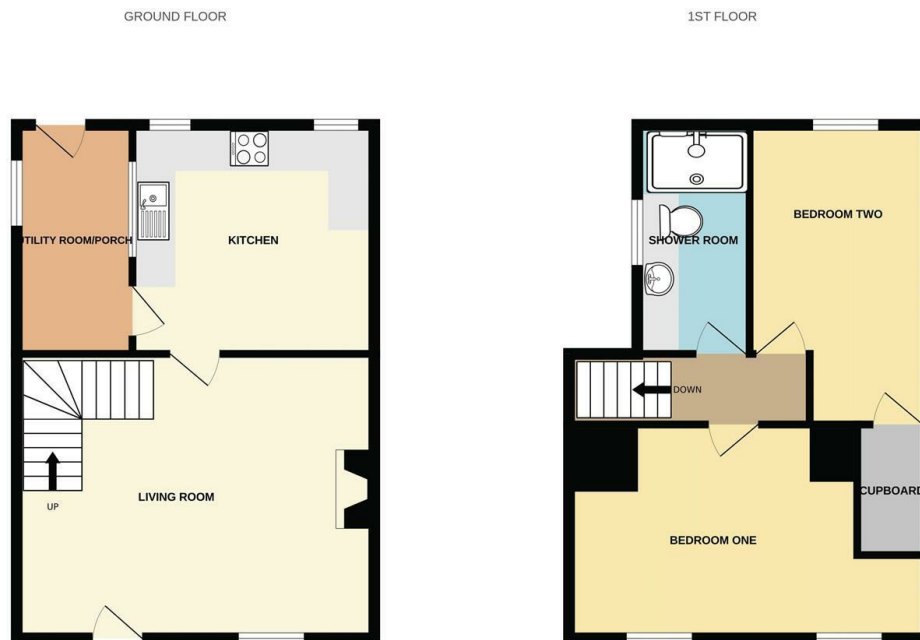
### **Terraced Garden**

0'0"

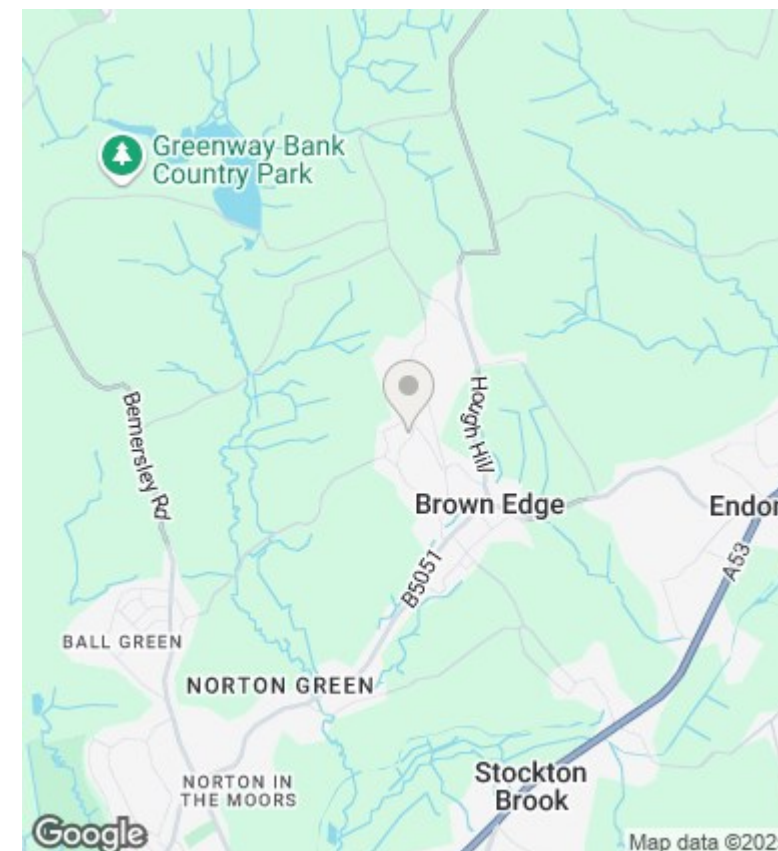
With barbecue area, courtesy light, cold water tap. - Size : - 0







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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## Directions

From our Derby Street, Leek, offices proceed to the roundabout turning right into Haywood Street, follow this road to the traffic lights continuing straight ahead, at the mini roundabout adjacent to Morrisons supermarket proceed straight ahead out of the town. Follow this road being the A53 through the village of Longsdon, upon entering the village of Endon after just passing the Plough public house take the fourth turning right onto the

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

A

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