



## Sparrowhill Chapel Lane, Brown Edge, Stoke-On-Trent, Staffordshire,

Offers In The Region Of £459,000

- Substantial detached two bedroom property
- Garage with electric door
- Contemporary kitchen/bathroom and WC
- Utility
- Nestled within 0.37 acres or thereabouts
- Three reception rooms
- Potential to reconfigure into three bedrooms
- Stunning views
- 20ft living room
- Dressing room to bedroom one



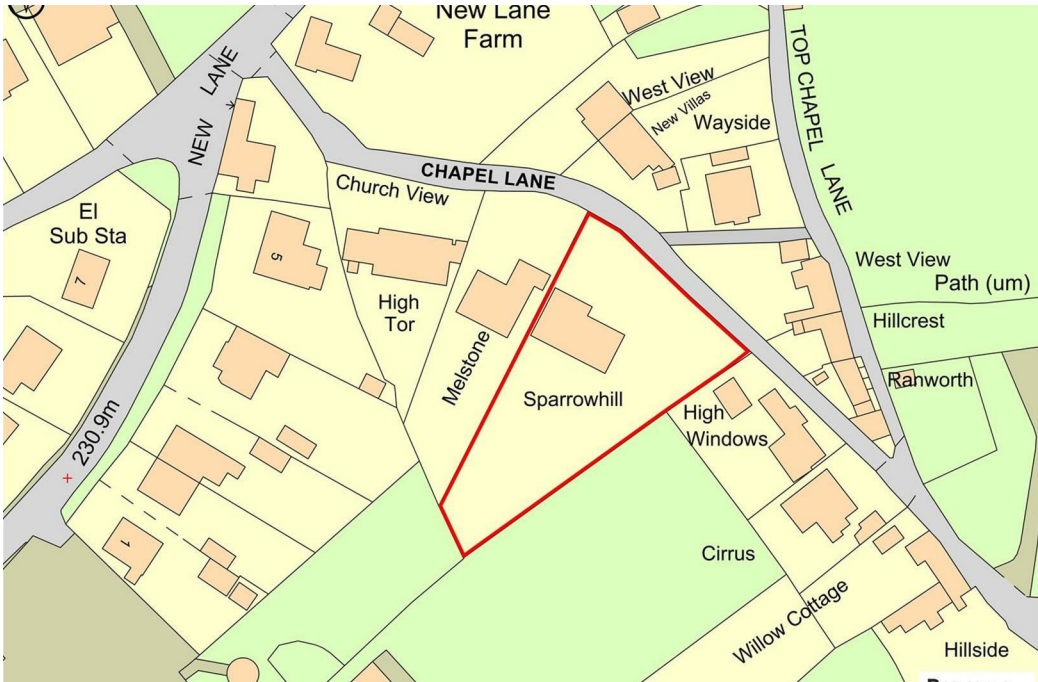
# Sparrowhill Chapel Lane, Stoke-On-Trent ST6 8TH

This impressive two-bedroom detached property is nestled on a substantial 0.37 of an acre plot and offers stunning views of the city. The property has a split-level versatile layout, which could be quite easily be reconfigured into three bedrooms if so desired. The property boasts three spacious reception rooms, contemporary kitchen/bathroom, utility, balcony providing stunning views, garage, extensive driveway and tiered garden to the rear.

You're welcomed into the property via the spacious hallway, having vaulted ceiling with Velux window, access to the lower ground floor, WC and built in storage cupboard. The cloakroom has built in vanity unit, built in WC and chrome fitments. The 20ft living room has ample room for living furniture, feature fireplace with multi-fuel stove, which is linked into the central heating system, patio doors onto the balcony. The dining room flows through from the living room and has ample room for a family sized table and chairs. The kitchen has a good range of fitted high gloss units to the base and eye level, Siemens hob, extractor, double oven and integral fridge/freezer. The inner hallway provides access to the front of the property with utility and garden room off. The utility has matching base and eye level units, worksurface space, plumbing and space for a washing machine/dryer. The garden room is currently utilised as an office space, but could be a



Council Tax Band: E



### Entrance Hallway

UPVC double glazed door and windows to the front elevation, Velux window, staircase to the lower ground floor, radiator, loft access, cupboard over stairs with immersion heated tank, built in cupboard. - Size : -

### WC

5'10" x 3'1"

Vanity sink unit with storage beneath and chrome mixer tap, built in cistern, fully tiled, black powder coated wall mounted radiator, inset downlights. - Size : - 5' 10" x 3' 1" (1.79m x 0.93m)

### Living Room

12'9" x 20'6"

UPVC double glazed patio doors to the Balcony, UPVC double glazed windows to the rear elevation, dual fuel burner plumbed into the central heating, set on brick surround, wood mantle and tiled hearth, radiator. Balcony has tiled flooring, iron railings, brick built pillars.

- Size : - 12' 9" x 20' 6" (3.89m x 6.26m)

### Dining Room

12'11" x 13'0"

Radiator, UPVC double glazed window to the side elevation, double doors into Kitchen. - Size : - 12' 11" x 13' 0" (3.93m x 3.96m)

### Kitchen

11'3" x 12'8"

Range of fitted units to the base and eye level, Siemens four ring hob, Siemens extractor fan, Siemens fan assisted double oven, stainless steel sink unit with drainer and chrome mixer tap, drawer units, wall mounted radiator, inset downlights, integral fridge/freezer. - Size : - 11' 3" x 12' 8" (3.43m x 3.86m)

### Inner Hallway

Patio doors to the front elevation, Velux window, inset downlights. - Size : -

### Utility

6'3" x 6'6"

Worksurface space, fitted units, plumbing for washing machine, space for dryer, UPVC double glazed window to the side elevation with perfect fitted blinds. - Size : - 6' 3" x 6' 6" (1.91m x 1.99m)

### Garden Room

17'11" x 9'11"

Velux style window, two UPVC double glazed windows to the Balcony, UPVC double glazed double doors to the Balcony. UPVC double glazed windows to the side elevation with perfect fit blinds, two radiators. - Size : - 17' 11" x 9' 11" (5.47m x 3.01m)

### Lower Ground Floor

Radiator, inset downlights. - Size : -

### Dressing Room

12'4" x 10'6"

Radiator, UPVC double glazed window to the rear elevation, wall mounted ladder radiator. - Size : - 12' 4" x 10' 6" (3.77m x 3.21m)

### Bedroom One

10'11" x 12'8"

Wall lights, UPVC double glazed window to the side elevation, wall mounted radiator, UPVC double glazed patio doors and windows to the rear elevation. - Size : - 10' 11" x 12' 8" (3.34m x 3.85m)



### Bedroom Two

12'5" x 9'8"

UPVC double glazed window to the rear elevation, radiator. - Size : - 12' 5" x 9' 8" (3.78m x 2.94m)

### Bathroom

9'0" x 13'5"

Freestanding bath with wall mounted chrome tap, built in cistern, two wall mounted black radiators, built in storage, his and hers wash hand basins with chrome mixer taps, shaver point, two UPVC double glazed windows to the rear elevation, walk in shower cubicle with integral shower fitment, tiled, inset downlights, extractor. - Size : - 9' 0" x 13' 5" (2.74m x 4.10m)

### Outside

Externally to the front is tarmacadam and blocked paved driveway and EV charging point. To the side is area laid to lawn, well stocked borders, walled boundaries, gravelled area to side with parking, wood storage. Tiered garden to the rear with stone walled boundaries, area laid to lawn, path with fenced boundaries, vegetable garden. - Size : -

### Garage

17'10" x 9'4"

Electric roller door, power, light, Upvc double glazed window to the side elevation. - Size : - 17' 10" x 9' 4" (5.43m x 2.85m)



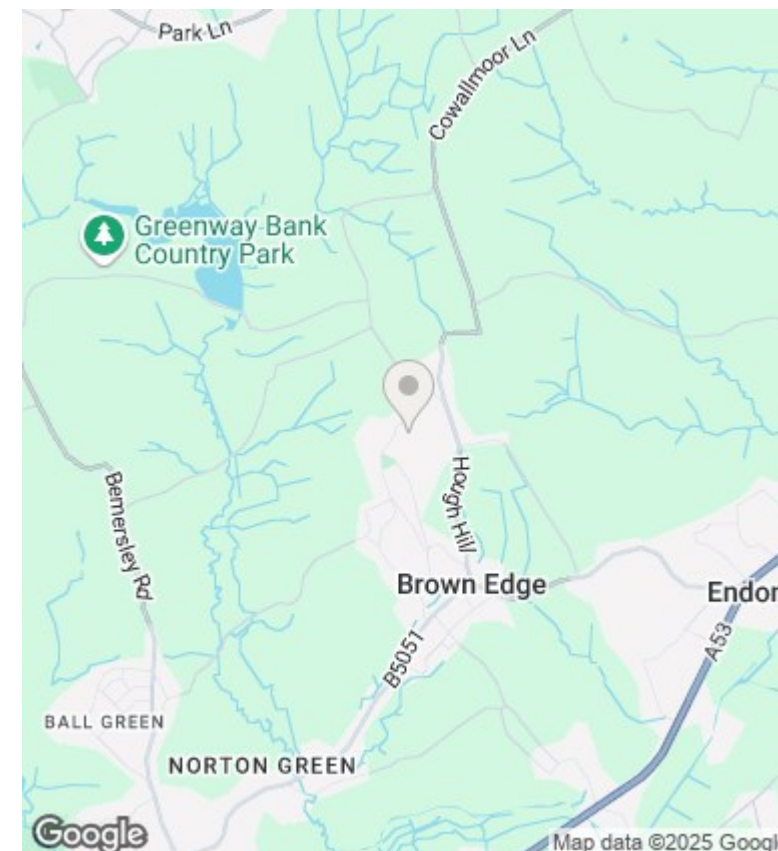








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 along Haywood Street, at the traffic lights continue straight ahead into Broad Street. At the mini roundabout adjacent to Morrison's supermarket continue straight ahead into Newcastle Road. Follow this road out of the town into the village of Endon and just after passing The Plough Inn Public House take the third right into Clay Lake. Follow this road into the village of Brown Edge and just after

## Viewings

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

## Council Tax Band

E

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