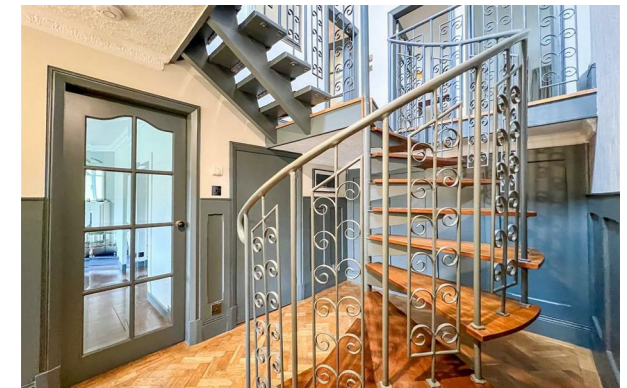
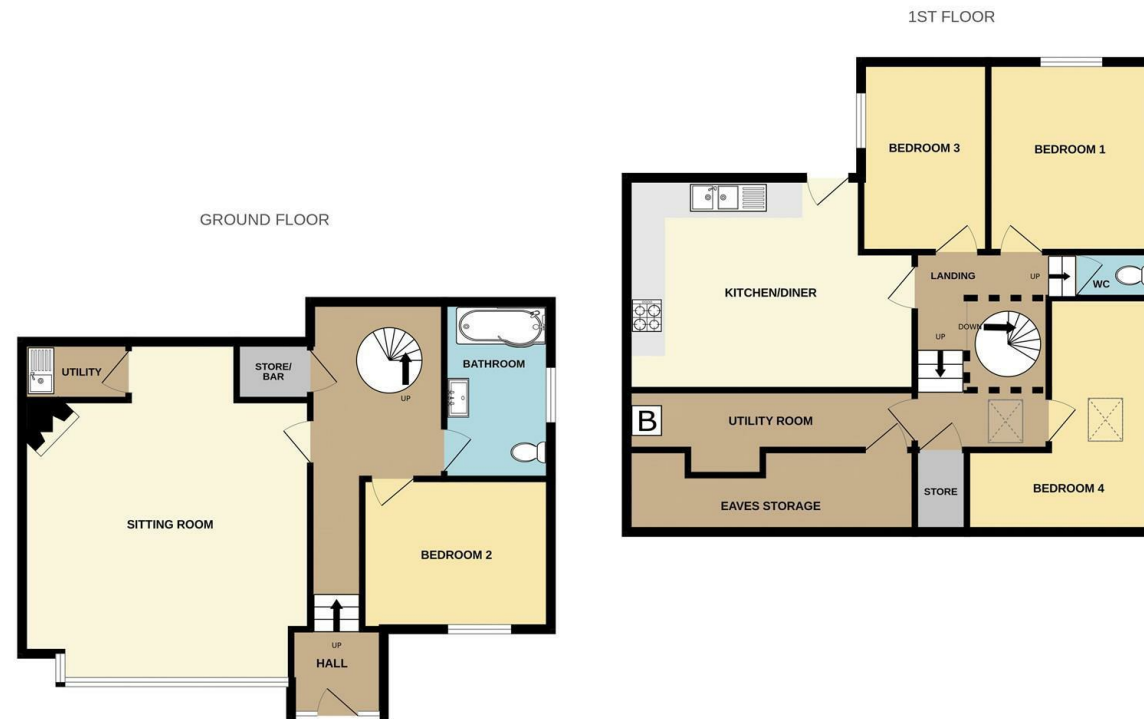




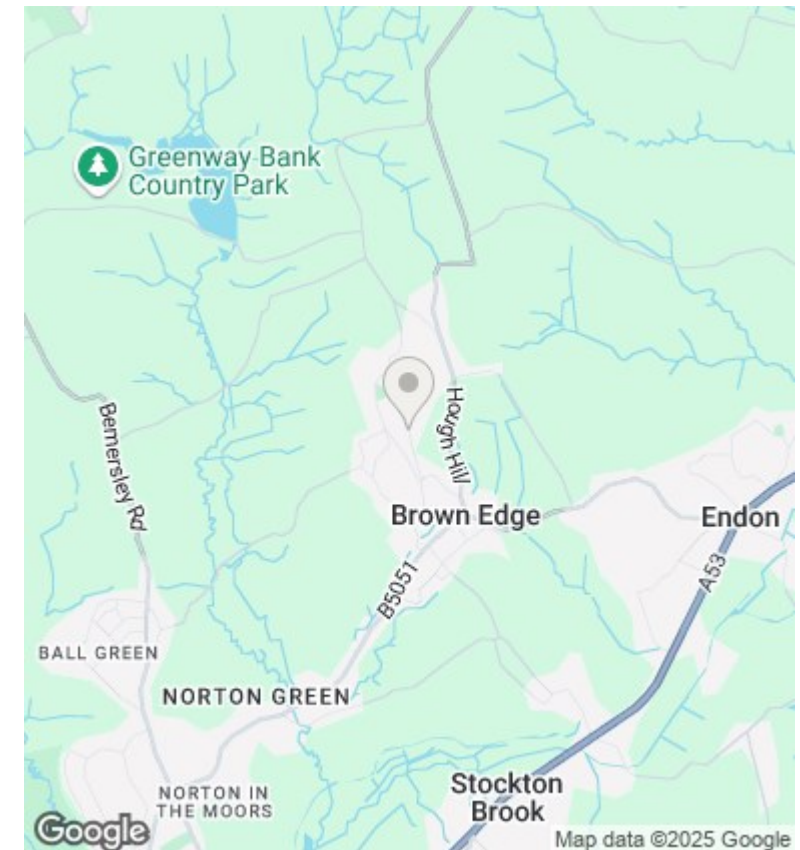
## Tawney Heights St. Annes Vale, Brown Edge, Stoke-On-Trent, Offers In The Region Of £400,000

- Detached property
- Tiered garden
- Galleried landing
- 4 bedrooms
- Garage and drive
- Unique design
- Spiral staircase





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, continue over the traffic lights into Broad Street. Upon reaching the mini roundabout adjacent to Morrison's supermarket continue straight ahead on to the A53 Newcastle Road, follow this road out of the town passing through the village of Longsdon and upon entering the village of Endon, just after passing the Plough Inn public house take the third right into Clay Lake signposted the B5051.

## Viewings

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

## Council Tax Band

D

## EPC Rating:

| 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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |