



## 11 Church Road, Brown Edge, Stoke-On-Trent, Staffordshire, ST6

Offers In The Region Of £215,000

- Detached bungalow
- Village location
- Lots of potential
- Three bedrooms
- Detached garage
- NO CHAIN
- Driveway
- Impressive plot

# 11 Church Road, Stoke-On-Trent ST6 8RA

Nestled in the charming village of Brown Edge, this delightful three-bedroom detached bungalow on Church Road offers a wonderful opportunity for those seeking a peaceful retreat. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in. With three well-proportioned bedrooms, there is ample space for family living or accommodating guests.

The bungalow is set on an impressive plot, featuring both front and rear gardens that provide a lovely outdoor space for relaxation and gardening enthusiasts alike. The brick constructed garage adds convenience and additional storage options, while the driveway to the front and side ensures ample parking for residents and visitors.



Council Tax Band: C



### **Hallway**

UPVC double glazed door to the frontage, 2 x UPVC double glazed sidelight windows, storage cupboard, radiator, loft access, built in storage cupboard.

### **Sitting Room**

14'2" x 13'9" (Max measurement)

UPVC double glazed window to the frontage, UPVC double glazed window to the side, ornamental fire tiled surround, radiator.

### **Kitchen**

9'10" x 9'9"

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, units to the base and eye level, stainless steel sink, chrome mixer tap, space and plumbing for a washing machine, space for an under counter fridge, space for an under counter freezer, space for an electric cooker, wall mounted gas fired boiler, fully tiled.

### **Bathroom**

8'5" x 5'1"

UPVC double glazed window to the side aspect, enamel bath, chrome taps, electric Mira shower over, pedestal wash hand basin, chrome taps, low level WC, radiator, extractor fan, part tiled. wall heater. - Size : - 8' 5" x 5' 1" (2.56m x 1.56m)

### **Bedroom One**

12'7" x 10'8"

UPVC double glazed window to the rear, radiator, built in wardrobes. - Size : - 12' 7" x 10' 8" (3.83m x 3.26m)

### **Bedroom Two**

12'0" x 7'5"

UPVC double glazed window to the rear, radiator.

### **Bedroom Three**

9'11" x 9'1"

UPVC double glazed window to the side aspect, radiator.

### **Externally**

To the frontage, tarmacadam drive, area laid to lawn, paved area, well stocked borders.

To the rear, fence boundary, area laid to lawn, paved patio, well stocked borders.

### **Garage**

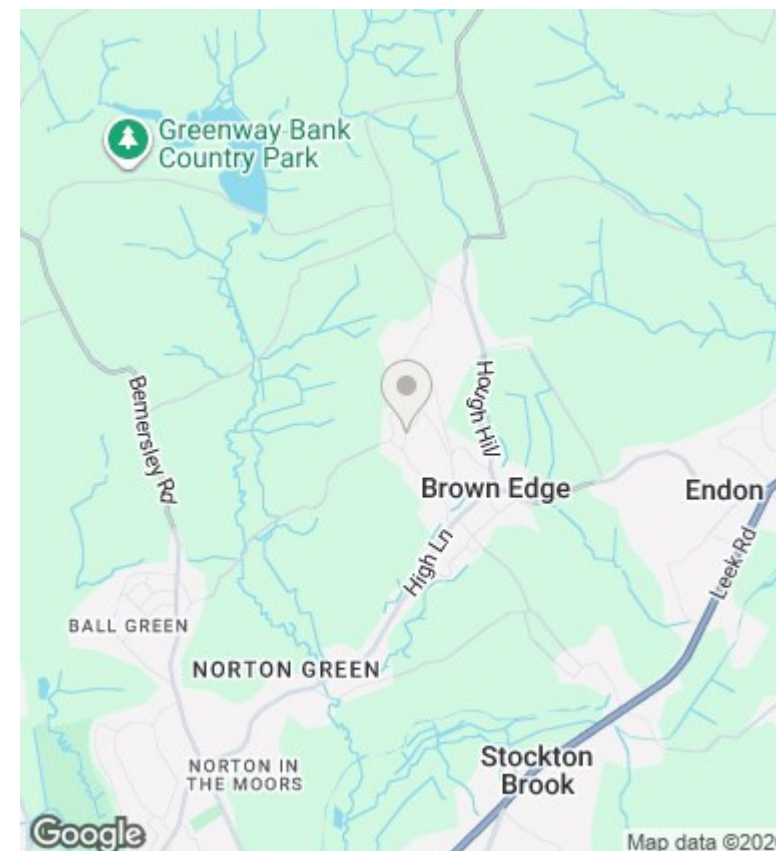
Metal up-and-over door.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Neotap 12/2016



## 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 Morrisons 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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		