



## 7 Brownhill Road, Brown Edge, Stoke-On-Trent, ST6 8QY

Offers In The Region Of £250,000

- NO CHAIN!
- Double glazed throughout
- Detached two bedroom bungalow
- Detached garage and driveway
- Cul-de-sac location
- Low maintenance rear garden



# 7 Brownhill Road, Stoke-On-Trent ST6 8QY

Whittaker & Biggs are delighted to bring to the market this charming detached bungalow, offering a delightful retreat for those seeking comfort and convenience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals looking for a peaceful living space.

The bungalow features a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The double-glazed windows throughout ensure a quiet and energy-efficient environment, making it an ideal home for year-round living. The well-appointed bathroom adds to the practicality of the layout, catering to all your daily needs.

One of the standout features of this property is the detached garage, providing ample storage space or the potential for a workshop. The driveway offers convenient off-road parking, a valuable asset in today's busy world.



Council Tax Band: C



### **Breakfast Kitchen**

19'5" x 6'11"

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, UPVC double glazed window to the frontage, units to the base and eye level, Lamona four ring gas hob, Bosch electric fan assisted oven, stainless steel sink and drainer, chrome mixer tap, space for a free standing fridge freezer, space and plumbing for a washing machine, two radiators, space for a table and chairs, gas fired wall mounted Worcester boiler.

### **Hall**

8'11" x 3'3"

Loft hatch.

### **Sitting Room**

13'11" x 11'1"

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, electric fire, marble hearth and surround, radiator.

### **Bathroom**

7'3" x 6'8"

UPVC double glazed window to the side aspect, panel bath, chrome taps, electric Triton shower over, pedestal wash hand basin, chrome taps, low level WC, radiator, airing cupboard housing the water tank.

### **Bedroom One**

10'9" x 9'1"

UPVC double glazed window to the rear, radiator, fitted wardrobes.

### **Bedroom Two**

12'11" x 7'3"

UPVC double glazed window to the side aspect, radiator, fitted wardrobes.

### **Loft**

Pull-down-ladder.

### **Externally**

To the frontage, paved drive suitable for two vehicles, dwarf wall boundary, area laid to lawn, mature shrubs.

To the rear, garage, paved garden, fence boundary, mature trees and shrubs.

### **Garage**

Detached, brick construction, metal up-and-over door, window to the side aspect, power and light.



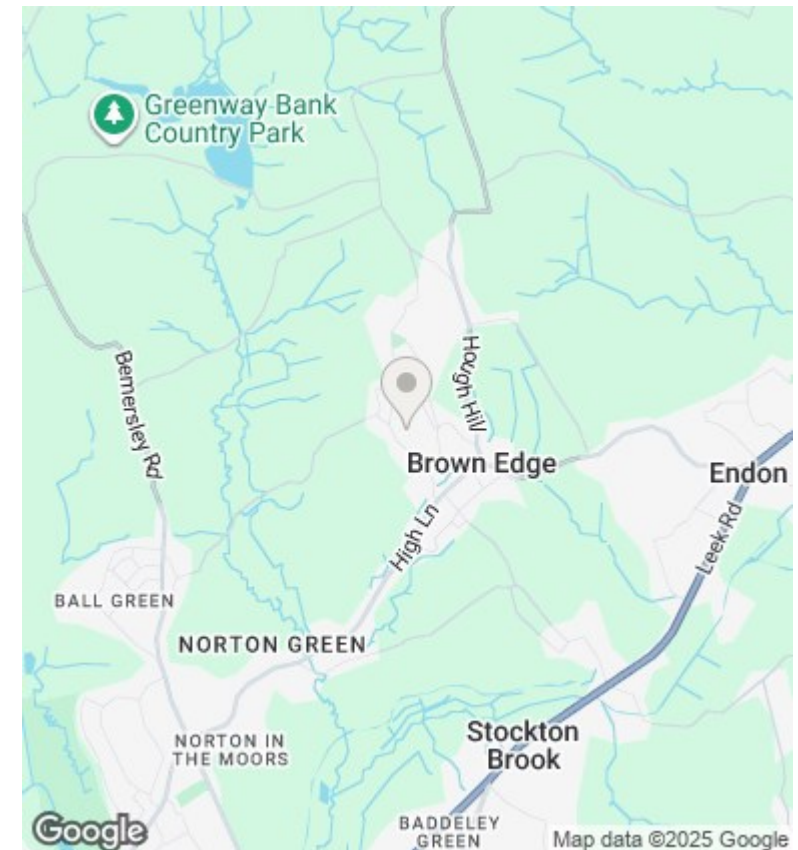








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

## 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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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		