



## 119 High Lane, Brown Edge, Stoke-On-Trent, ST6 8RT

Offers Over £400,000

- Detached converted bungalow
- Four bedrooms including first floor principal bedroom with en-suite
- Two reception rooms
- Lower ground floor office and workshop
- Garage with decked roof area
- Large driveway suitable for multiple vehicles



# 119 High Lane, Stoke-On-Trent ST6 8RT

Whittaker & Biggs are delighted to bring to the market this detached house built in 1947. With four spacious bedrooms and two well-appointed bathrooms, including a principal bedroom featuring an en-suite shower room, this property is ideal for families seeking comfort and convenience.

The ground floor boasts two inviting reception rooms, providing ample space for relaxation and entertaining. Additionally, the lower ground floor presents a versatile office and workshop area, perfect for those who work from home or require extra storage space.

Set on a generous plot, the property benefits from extensive outdoor space, offering plenty of potential for those wishing to create their own outdoor oasis.



Council Tax Band: C



## Ground Floor

### Hall

Composite double glazed door to the frontage, stairs to the first floor, inset ceiling spotlights, two radiators, tiled floor.

### Breakfast Kitchen

12'7" x 11'7"

UPVC double glazed bay window to the frontage, units to the base and eye level, granite worktop, five ring gas hob, extractor hood, Baumatic electric fan assisted oven and separate grill, stainless steel under mount sink, chrome mixer tap, inset ceiling spotlights, integral Kenwood dishwasher, breakfast bar, gas fire with wood mantle.

### Dining Room

11'9" x 11'2"

UPVC double glazed bay window to the corner aspect, radiator, cast iron coal fire, marble hearth.

### Bathroom

9'1" x 4'10"

UPVC double glazed window to the side aspect, P-shaped spa bath, chrome mixer tap, electric Triton shower over, glass shower screen, pedestal wash hand basin, chrome taps, low level WC, inset ceiling spotlights, extractor fan, storage cupboard, chrome ladder radiator, fully tiled.

### Utility Room

9'0" x 4'1"

Wood glazed door to the side aspect, tiled floor, plumbing for a washing machine, gas fired wall mounted Worcester combi boiler.

### Sitting Room

16'4" x 13'5"

UPVC double glazed door to the rear, UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, gas fire, marble hearth, plaster mantle, two radiators, access to the elevated decked area.

### Bedroom Two

12'1" x 10'11"

UPVC double glazed bay window to the side aspect, radiator.

### Bedroom Three

11'5" x 8'7"

UPVC double glazed window to the rear, radiator.

### Bedroom Four

8'1" x 7'5"

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

## First Floor

### Bedroom One

17'1" x 16'0" max measurement

UPVC double glazed window to the rear, Velux skylight to the side aspect, eaves storage, built in storage cupboard, inset ceiling spotlights, two radiators.



### **En-Suite Shower Room**

8'10" x 4'7"

Quadrant shower enclosure, electric Triton shower, pedestal wash hand basin, chrome mixer tap, low level WC, radiator.

### **Loft**

Boarded, light.

### **Lower Ground Floor**

#### **Office**

17'7" x 13'3"

Door to the rear, UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, power and light.

#### **Workshop**

17'7" x 13'3"

Door to the rear, UPVC double glazed window to the rear, power and light.

#### **Externally**

To the frontage, area laid to lawn, hedge boundary, well stocked borders, mature trees and shrubs, gated access to the rear, hardcore driveway.

To the rear, elevated decked area, garage, carport, mature trees.

#### **Garage**

15'6" x 10'9"

Wood double doors, UPVC double glazed window to the side aspect.



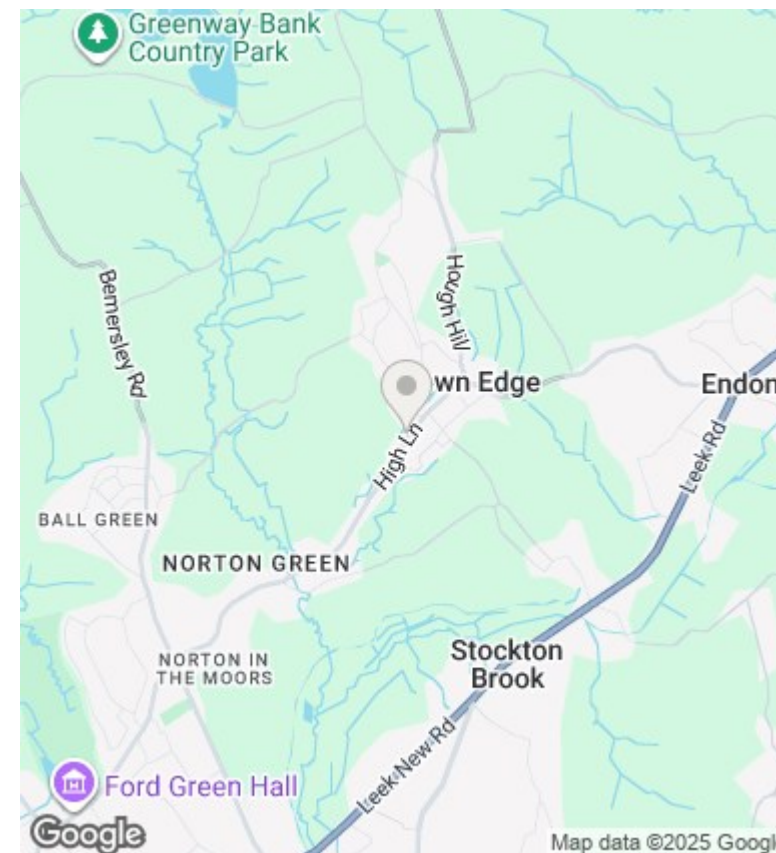








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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>		
(69-80) <b>C</b>	70	73
(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	