



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

Offers In The Region Of £269,500

- Three bedroom semi detached home
- Well presented throughout
- Private low maintenance rear garden
- Well equipped kitchen with breakfast bar
- Contemporary bathroom
- Driveway to the front
- Open plan living/dining room
- Conservatory to the rear
- Catchment to Endon High School



Nestled in the charming area of High Lane, Brown Edge, Staffordshire Moorlands, this immaculately presented semi-detached house offers a delightful blend of comfort and style. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests.

The heart of the home is the well-equipped kitchen, with breakfast bar, ideal for socialising with family and friends. The dining room seamlessly connects to a lovely conservatory at the rear. This bright and airy space is perfect for enjoying morning coffee or hosting gatherings, while overlooking the private low-maintenance rear garden. The garden offers a tranquil retreat, allowing you to unwind in a peaceful setting without the burden of extensive upkeep.

The property also features a modern bathroom, ensuring convenience and comfort for all residents. Additionally, the large driveway provides ample parking space, a valuable asset in this desirable location.

High Lane is known for its picturesque surroundings and community spirit, making it an ideal place to call home. With its combination of modern amenities and charming features, this semi-detached house is a wonderful opportunity for anyone looking to settle in the Staffordshire Moorlands. Don't miss the chance to make this delightful property your own.



Council Tax Band: B



### **Entrance Hallway**

4'4" x 2'10"

Composite double glazed door to the front elevation, radiator.

### **Living Room**

13'8" x 12'10"

UPVC double glazed bay window to the front elevation, radiator, wall mounted electric fire, under stairs storage cupboard, stairs to the first floor.

### **Dining Room**

12'1" x 10'1"

Log burning stove set on tiled hearth and surround, radiator, wood glazed doors into Conservatory.

### **Conservatory**

10'7" x 12'8"

Being of UPVC double glazed construction, UPVC double glazed patio doors to the rear elevation, radiator, wall mounted gas fired boiler, power connected, wall lights.

### **Kitchen**

12'7" x 12'5"

Range of fitted units to the base and eye level, breakfast bar, plumbing for washing machine, plumbing for dishwasher, Range Style Cooker with five ring gas hob, oven and grill, extractor above, tiled splashbacks, UPVC double glazed window to the rear and front elevation, composite one and half bowl sink unit with drainer and chrome mixer tap, radiator, space for freestanding fridge/freezer.

### **First Floor**

#### **Landing**

Loft access.

#### **Bedroom One**

9'3" x 16'7"

Radiator, UPVC double glazed window to the rear elevation, built in wardrobe, overhead storage, bedside table and dressing table.

#### **Bedroom Two**

12'10" x 10'4"

Radiator, UPVC double glazed window to the front elevation, fitted wardrobes, overhead storage.

#### **Bedroom Three**

9'3" x 6'0"

UPVC double glazed window to the rear elevation, radiator.

#### **Bathroom**

13'6" x 5'4"

Panelled bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap, lower level WC, walk in shower enclosure with electric Triton shower, fully tiled, UPVC double glazed window to the front elevation, chrome heated ladder radiator.

#### **Outside**

Externally to the front is gravel and paved driveway, walled and fenced boundaries, power points, gated access to the side. The rear is laid to patio



and decked areas. Walled and fenced boundaries. Tiered garden with outside power sockets, timber shed, outside water tap.



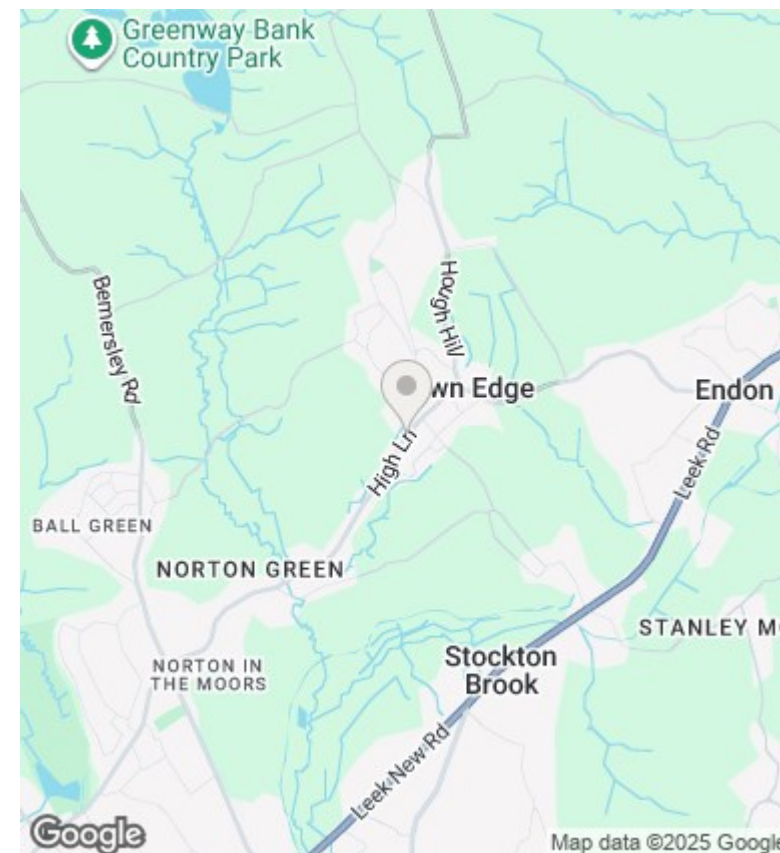








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</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