

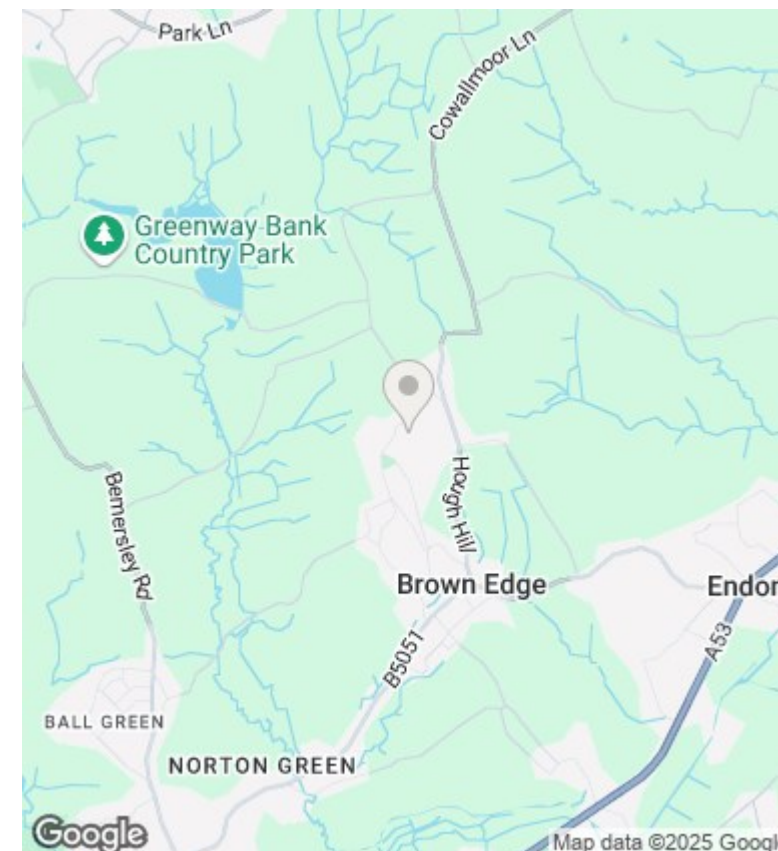


Sparrowhill Chapel Lane, Brown Edge, Stoke-On-Trent, Offers In The Region Of £459,000

- Substantial detached two bedroom property
- Garage with electric door
- Contemporary kitchen/bathroom and WC
- Utility
- Nestled within 0.37 acres or thereabouts
- Three reception rooms
- Potential to reconfigure into three bedrooms
- Stunning views
- 20ft living room
- Dressing room to bedroom one



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, at the traffic lights continue straight ahead into Broad Street. At the mini roundabout adjacent to Morrison's 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 passing the supermarket

Viewings

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

Council Tax Band

E

EPC Rating:

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