



All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed  
Total Area: 95.6 m<sup>2</sup>



**Disclaimer**  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

2-4 West Street Congleton Cheshire CW12 1JR  
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

**6 St James Court,**  
Grange Park Drive, Biddulph,  
Stoke-On-Trent, Staffordshire ST8 7XX

**Selling Price: £279,950**

- THREE DOUBLE BEDROOM APARTMENT WITH NO ONWARD CHAIN
- SET WITHIN A RESTORED HISTORIC COURTYARD AT BIDDULPH GRANGE
- CHARMING LOUNGE WITH FRENCH DOORS TO PATIO & GARDEN
- STYLISH DINING KITCHEN WITH CHARACTER FEATURES
- LIGHT-FILLED INTERIOR WITH LARGE PERIOD-STYLE WINDOWS
- PRIVATE REAR GARDEN & DEDICATED PARKING FOR TWO VEHICLES
- PRIME LOCATION NEXT TO BIDDULPH GRANGE GARDENS & COUNTRY PARK
- RARE OPPORTUNITY TO OWN A PIECE OF NORTH STAFFORDSHIRE HISTORY

**NO ONWARD CHAIN** - Own a Piece of History in a Breathtaking Setting — A Rare Three-Bedroom Apartment in the Heart of Biddulph Grange.

Step into timeless elegance with this **exceptional three-bedroom apartment**, nestled within the beautifully restored courtyard of the prestigious **Biddulph Grange Estate** — once the stables and coach house serving the grand Biddulph Grange itself.

Positioned beneath the charming clock tower, this unique home offers **private rear gardens, dedicated parking for two vehicles**, and a lifestyle steeped in heritage and natural beauty.

Inside, the apartment is a harmonious blend of period character and modern comfort. **Large windows** flood the space with light, while **gas central heating** and **double glazing** ensure year-round comfort. The layout includes:

- A welcoming **porch and dining hall**.
- A spacious **lounge with French doors** opening onto a sun-drenched patio and garden.
- A stylish **period-inspired dining kitchen**.
- **Three generous double bedrooms**, including a principal suite with en-suite bathroom.

- A separate **shower room** and a **large utility cupboard** for added convenience.

Just steps from the enchanting **Biddulph Grange Gardens** and the tranquil **Country Park**, this location is a dream for walkers, nature lovers, and those seeking peace without sacrificing convenience. Enjoy coffee at the **Hideaway Café**, explore woodland trails, or simply relax in your own private outdoor space.

And when it's time to connect with the world, you're just minutes from the vibrant market town of **Congleton**, with direct rail links to **Manchester** and **Stoke-on-Trent**, and close to the amenities of **Biddulph**, the "Garden Town of Staffordshire".

This is more than a home — it's a **rare opportunity to live within one of North Staffordshire's most exclusive and historic developments**. Properties like this seldom come to market. Don't miss your chance to make it yours.

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**ENTRANCE** : Porch with front door to:

**HALL/DINING AREA** 9' 10" x 7' 6" (2.99m x 2.28m): Useable area. Coving to ceiling. Radiator. Laminate floor. Access to principal rooms.

**LOUNGE** 15' 6" x 14' 1" (4.72m x 4.29m) max: Coving to ceiling. Double glazed window. Feature fireplace. Radiator. Laminate floor. French doors to rear garden.

**DINING KITCHEN** 12' 5" x 11' 0" (3.78m x 3.35m): Double glazed window. Attractive period style fitted kitchen. Gas hob with extractor over. Split level oven. Space and plumbing for dishwasher. Space for fridge freezer. Tiled to splashbacks. Concealed Worcester gas central heating boiler. Radiator. Laminate floor. Door to rear garden.

**BEDROOM 1 REAR** 11' 6" x 15' 1" (3.50m x 4.59m): Double glazed window. Radiator. Laminate floor.

**EN-SUITE BATHROOM** 8' 3" x 6' 0" (2.51m x 1.83m): Low level W.C. Pedestal wash hand basin. Panelled bath with mixer shower taps. Partly tiled walls. White towel radiator. Shave point with light. Laminate floor.

**BEDROOM 2 FRONT** 10' 5" x 11' 6" (3.17m x 3.50m): Double glazed window. Radiator. Laminate floor. Door to deep utility cupboard with space and plumbing for a washing machine.

**BEDROOM 3 FRONT** 12' 6" x 8' 5" (3.81m x 2.56m): Two double glazed windows. Radiator. Laminate floor.

**SHOWER ROOM** : Low level W.C. Pedestal wash hand basin. Shower enclosure with bi-folding doors. Partly tiled walls. White heated towel radiator. Shaver point with light. Laminate floor.

**Outside** :

**FRONT** : Parking spaces designated for two cars.

**REAR** : Fully enclosed patio garden with attractive evergreen plants and bushes. Storage shed. Rear gate. Outside light and tap.

**TENURE** : Leasehold. 999 years from 01/01/2000 with 974 remaining. Annual Service Charge £2125.67.

**SERVICES** : All mains services are connected (although not tested).

**VIEWING** : Strictly by appointment through sole selling agent **TIMOTHY A BROWN**.

**LOCAL AUTHORITY**: Staffordshire Moorlands

**TAX BAND**: A

**DIRECTIONS**: SATNAV ST8 7XX

**Energy performance certificate (EPC)**

6 St. James Court Grange Park Drive Biddulph STOKE-ON-TRENT ST8 7XX	Energy rating <b>C</b>	Valid until: 22 September 2035
Property type Ground-floor flat		Certificate number: 2577-3054-3201-9735-9204
Total floor area		96 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**Energy rating and score**

This property's energy rating is C. It has the potential to be C.

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

