



## 34 Willowbrook Walk, Stoke-On-Trent, ST6 8GN

Offers Over £179,950

- Semi detached property
- Turnkey property ready for you to move in
- Contemporary kitchen diner and shower room
- Cul-de-sac location in a sought after residential area
- Two allocated parking spaces to the side aspect
- Council tax band C
- Beautifully presented throughout
- Fully enclosed rear garden

# 34 Willowbrook Walk, Stoke-On-Trent ST6 8GN

Whittaker & Biggs are delighted to offer to the market this beautifully presented semi-detached house, offering a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

As you enter, you will be greeted by a welcoming reception room that sets the tone for the rest of the home. The contemporary kitchen diner is a standout feature, providing a stylish and functional space for cooking and entertaining. The property is in turnkey condition, meaning you can move in without the need for any immediate renovations or updates.

Outside, the fully enclosed rear garden offers a private oasis for relaxation or outdoor activities, making it perfect for children or pets. Additionally, the property benefits from two allocated parking spaces to the side, ensuring convenience for you and your guests.



Council Tax Band: C



## Ground Floor

### Entrance

5'9" x 3'10"

Wood double glazed door to the frontage, radiator, WC off.

### WC

5'8" x 2'9"

UPVC double glazed window to the frontage, vanity wash hand basin, chrome mixer tap, low level WC, radiator.

### Sitting Room

15'8" x 14'11" max measurement

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, stairs to the first floor, two radiators.

### Kitchen Diner

14'11" x 8'3"

UPVC double glazed French doors to the rear, UPVC double glazed window to the rear, high gloss units to the base and eye level, Lamona four ring gas hob, Lamona electric fan assisted oven, extractor hood, composite sink and a half with drainer, black mixer tap, space and plumbing for a washing machine, space for a freestanding fridge freezer, understairs storage cupboard, radiator, space for a dining table and chairs.

## First Floor

## Landing

8'3" x 6'2"

UPVC double glazed window to the side aspect, loft hatch.

### Shower Room

6'2" x 5'6"

UPVC double glazed window to the rear, walk-in shower enclosure, chrome fittings, rainfall shower head, pedestal wash hand basin, chrome mixer tap, low level WC, radiator, extractor fan, shaver point.

### Bedroom One

13'3" x 8'5"

UPVC double glazed window to the frontage, radiator.

### Bedroom Two

10'8" x 8'5"

UPVC double glazed window to the rear, radiator.

### Bedroom Three

9'10" x 6'2"

UPVC double glazed window to the frontage, radiator, airing cupboard housing the water tank.

### Loft

Boarded, light.

### Externally

To the frontage, area laid to lawn.

To the rear, paved patio, area laid to lawn, gravelled area, fence and wall boundary.

To the side aspect, allocated parking for two vehicles, gated access to the rear garden.

### AML REGULATIONS

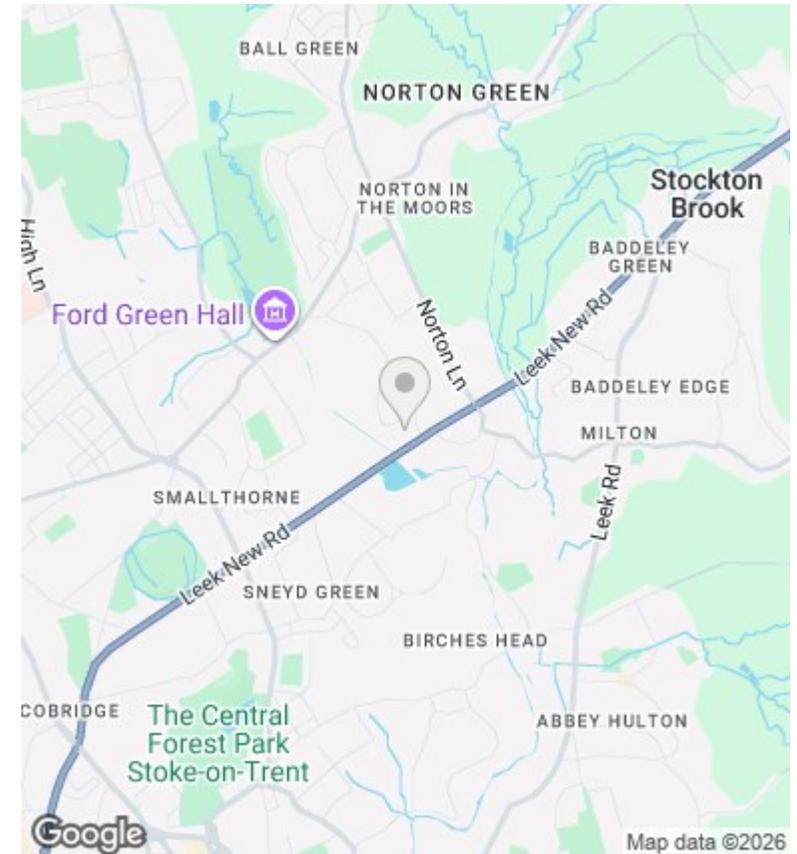
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	