



## 2 Finch Place

ST8 7RE

**Offers Over £160,000**



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STEPHENSON BROWNE

A well-presented three-bedroom home offering versatile accommodation, modern features and excellent outdoor space, situated in the popular Brindley Ford area of Stoke-on-Trent, Staffordshire. The property benefits from new ground floor windows along with new front and rear doors, enhancing both comfort and energy efficiency.

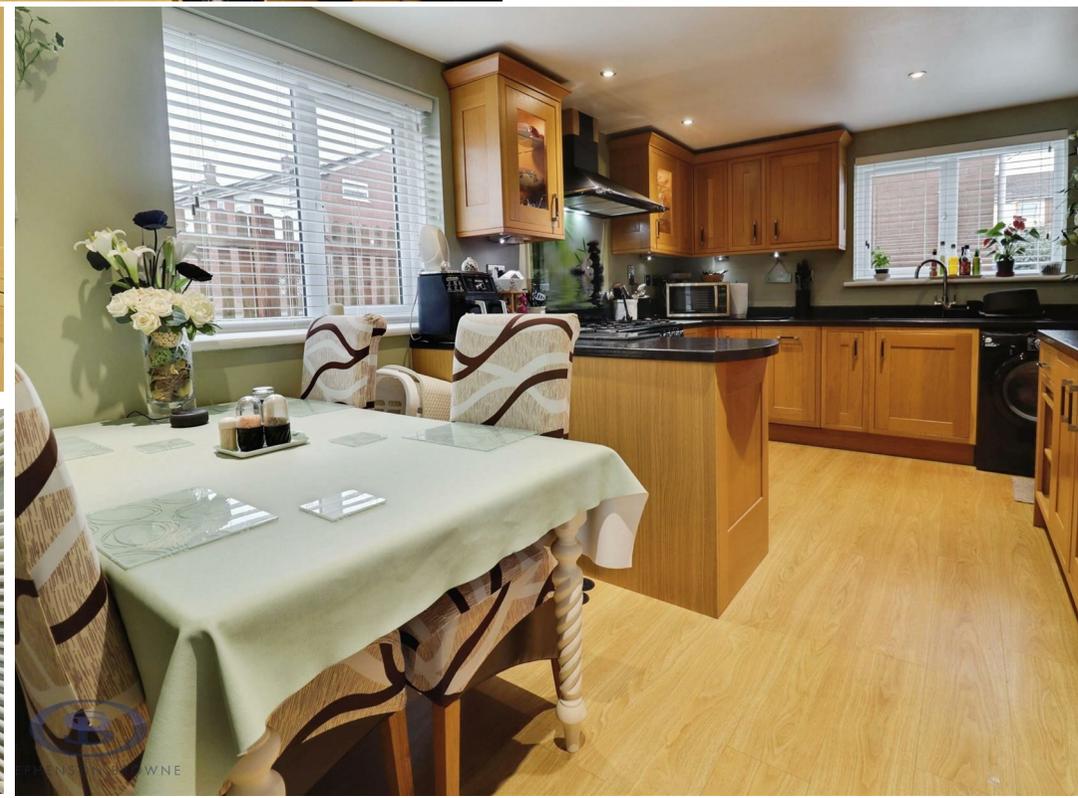
Internally, the ground floor comprises a small entrance hall, a bright and airy living room with large windows to both the front and rear allowing plenty of natural light, and a spacious kitchen diner offering plenty of cupboard and worktop space, fitted with a Cookmaster cooker along with integrated fridge freezer and dishwasher. The rear (back) door provides access out to the garden and also opens into the open downstairs storage area, making it ideal for coats and shoes or with potential to be used as a compact utility space.

Upstairs, the property offers three bedrooms, two of which feature built-in storage/wardrobe cupboards. The landing provides access to a large airing/boiler cupboard, offering excellent additional storage. The family bathroom is fitted with a modern suite including a large walk-in shower.

Externally, the home enjoys a walled and very private rear garden, with a paved seating area and steps leading up to a lawned section. A side walkway provides access to both a side gate and rear gate, adding convenience. Beyond the garden there is off-road parking for two vehicles and a garage.

This property would make an ideal family home or first-time purchase, combining practical living space with a private garden and excellent parking facilities.

Council Borough: Stoke-On-Trent City Council  
Tenure: Freehold  
Council Tax Band: A



## Ground Floor

### Kitchen/Diner

10'1" x 17'10"

### Living Room

9'9" x 19'1"

### Garage

17'8" x 7'10"

## First Floor

### Bedroom One

11'5" x 11'11"

### Bathroom

10'1" x 5'5"

### Bedroom Two

9'9" x 10'2"

### Wardrobe Cupboard (Bedroom 2)

4'0" x 1'10"

### Bedroom Three

7'4" x 6'7"

### Wardrobe Cupboard (Bedroom 3)

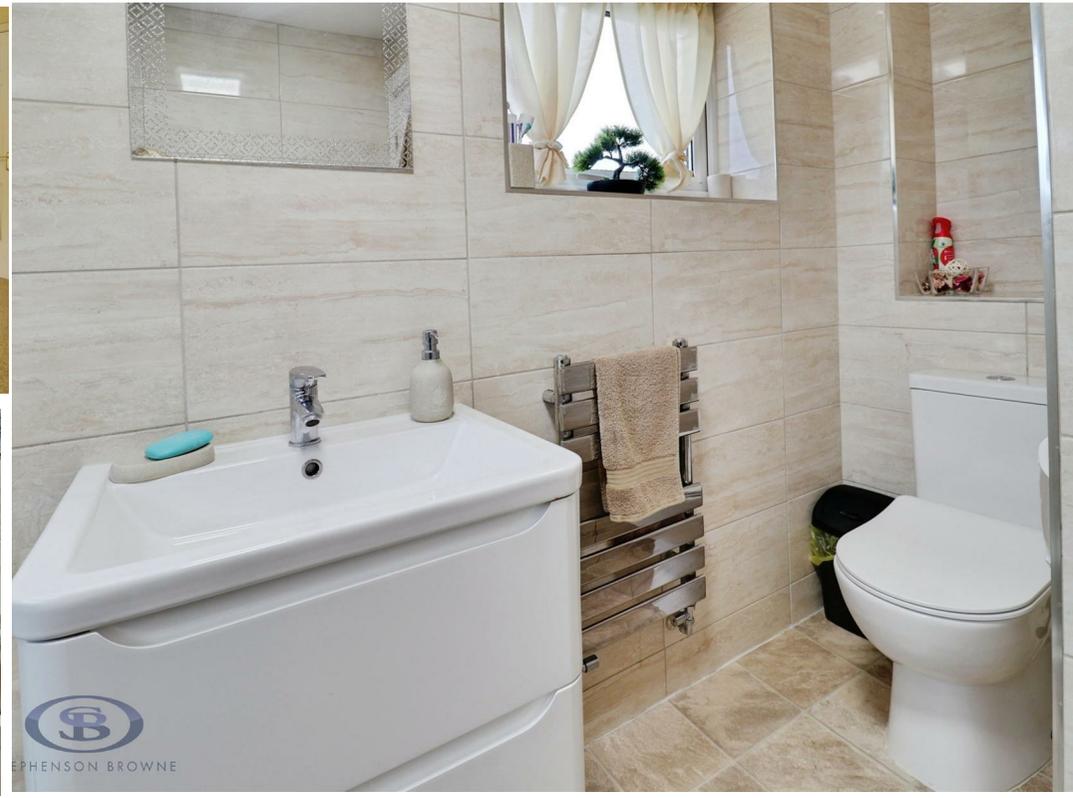
2'11" x 2'11"

### Airing Cupboard

4'3" x 2'10"

### Stephenson Browne AML Disclosure

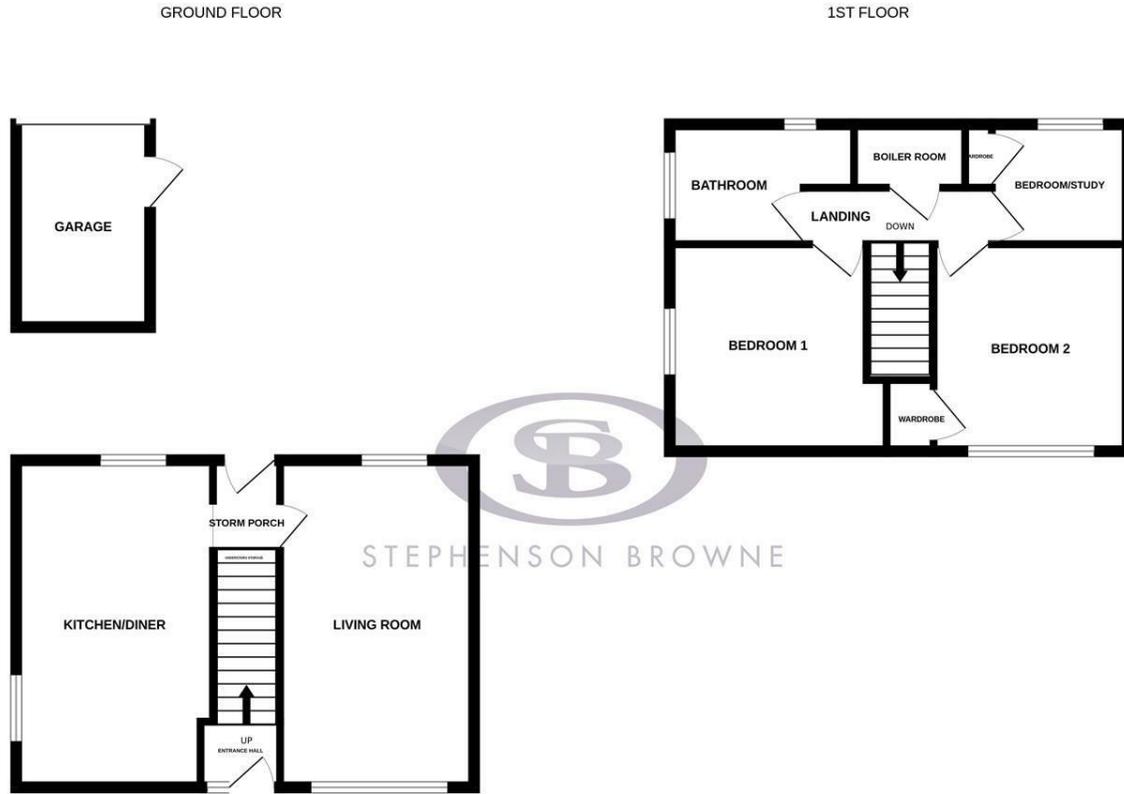
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



- Three-bedroom home in popular Brindley Ford.
- Two bedrooms with built-in storage/wardrobes.
- Bright living room with large front and rear windows.
- Spacious kitchen diner with ample cupboards and worktop space.
- Large airing/boiler cupboard on the landing.
- Modern bathroom with a walk-in shower.
- Private walled rear garden with paved and lawn areas.
- Off-road parking for two vehicles plus a garage.
- Side walkway with gate access to garden for convenience.



# Floor Plan



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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# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		69	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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