



## Glenlyn Willfield Lane

Brown Edge, ST6 8RY

Price £250,000



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Here at Carters, we are delighted to welcome to the market this stunning, recently renovated period semi-detached residence, beautifully positioned in the semi-rural village of Brown Edge, Staffordshire. Situated on Willfield Lane, Glenlyn offers a high-quality finish throughout and has been lovingly renovated by the current vendors.

Upon entering the property, you are greeted by a cosy lounge featuring a multi-fuel stove with a bespoke solid granite hearth and tiled surround—an inviting space perfect for relaxing. The bespoke, contemporary shaker-style kitchen is fitted with solid granite work surfaces and leads into a spacious dining room, providing the ideal setting for family living and entertaining.

To the first floor are three well-proportioned bedrooms and a luxurious, recently installed bathroom suite.

Externally, the property features low-maintenance gardens to both the front and rear, along with a rare and highly desirable 24ft garage—an exceptional feature in this area—and a separate outhouse equipped with a water supply, offering versatility for a variety of uses such as a home gym, office, or workshop.

Early viewings are highly advised to truly appreciate the quality and charm of this beautiful home.

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## Entrance Hallway

UPVC double glazed entrance door to the front elevation.

Access to the stairs. Radiator. Vinyl flooring.

## Living Room

11'9" x 12'10" (3.58m x 3.91m)

UPVC double glazed window to the front elevation.

Multi fuel stove with a solid granite hearth and a tiled surround. Radiator. Vinyl flooring.

## Kitchen / Dining Room

16'10" x 15'5" (5.13m x 4.70m)

UPVC double glazed french doors to the rear elevation. UPVC double glazed entrance door to the side elevation. UPVC double glazed window to the rear elevation.

Recently installed bespoke made shaker style fitted kitchen with a range of wall, base and drawer units. Bespoke solid Granite work surfaces. Built in breakfast bar. Inset ceramic sink with a mixer tap. Rangemaster oven with two ovens, a grill and a five ring gas hob. Stoves extractor fan. Space for a

fridge freezer. Space and plumbing for a dishwasher. Space and plumbing for a washing machine. Recessed ceiling down lighters. Panel radiator. Tiled flooring.

## Stairs and Landing

Access to the loft.

## Bedroom One

11'1" x 9' (3.38m x 2.74m) UPVC double glazed window to the front elevation.

Radiator. Built in wardrobe with a UPVC double glazed window to the front elevation. Panel radiator.

## Bedroom Two

9'8" x 7'2" (2.95m x 2.18m)

UPVC double glazed window to the rear elevation. Radiator.

## Bedroom Three

8'9" x 5'4" (2.67m x 1.63m)

UPVC double glazed window to the side elevation. Radiator.

## Bathroom

UPVC double glazed window to the rear elevation.

Luxurious three piece fitted bathroom suite comprising of; p shape panel bath with a

wall mounted shower over, vanity basin unit with storage under and a low level w.c. Extractor fan. Recessed ceiling down lighters. Partially tiled walls. Heated towel rail. Tiled flooring.

## Garage

24' x 12'7" (7.32m x 3.84m)

Wooden double doors to the front elevation. Three UPVC double glazed windows to the side elevation. Wooden entrance door to the side elevation.

Power and lighting. External power socket.

## Outhouse

8'9" x 6' (2.67m x 1.83m)

Potential uses are endless - off space/gym/summer house!

Having had a new roof. Access to water supply. W.C. and wash hand basin.

## Externally

The front of the property features a generous driveway providing off-road parking for up to three vehicles. A low-maintenance front garden sits behind a stone wall, laid mainly to gravel with mature shrubs to the borders. To the

rear, there is a private, low-maintenance garden, fully paved and ideal for outdoor seating and entertaining.

## Additional Information

Freehold. Council Tax Band B.

Total Floor Area: TBC

## Disclaimer

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Ground Floor



First Floor



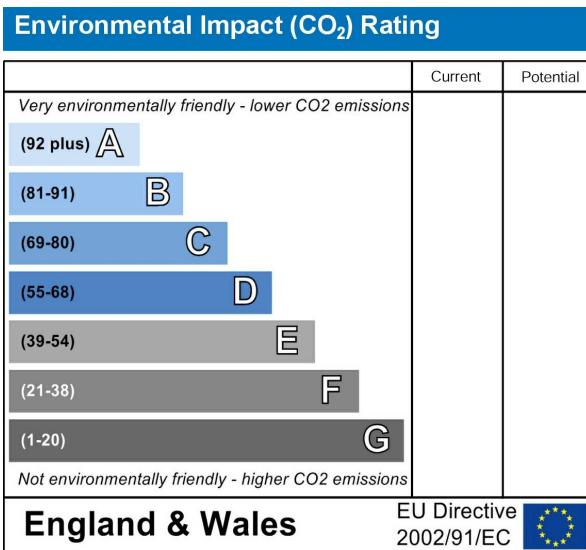
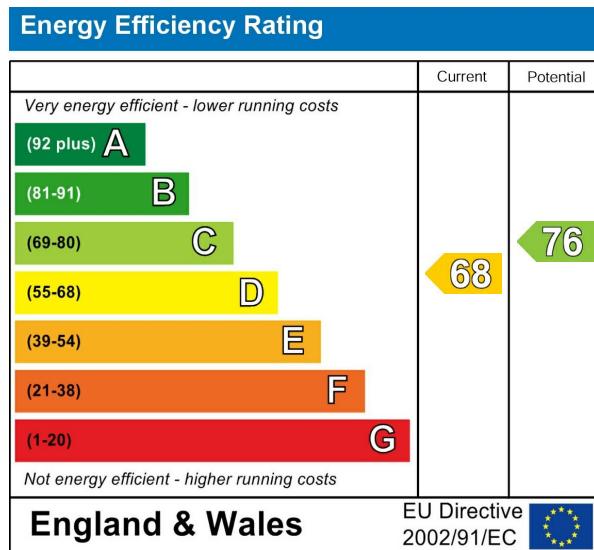
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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