Whittaker&Biggs Est. 1930
Rostons Group

Jasmine Cottage Ball Lane, Brown Edge, Stoke-On-Trent, ST6 8SW

Offers In Excess Of £400,000

- Semi detached cottage in a sought after location
- Three bedrooms and converted loft room
- Original features
- Views to the front and rear
- Detached double garage and private driveway
- Two reception rooms
- First floor bathroom & ground floor shower room

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Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this delightful semi-detached cottage on Ball Lane. Built in 1886, the property boasts a rich history while providing ample space for a growing family or those seeking a peaceful retreat.

With three well-proportioned bedrooms, including a converted loft room, this home is designed to accommodate various lifestyles. The two reception rooms provide versatile spaces for relaxation and entertainment, making it ideal for hosting family gatherings or enjoying quiet evenings in. The ground floor features a convenient shower room, while the first floor is home to a family bathroom, ensuring comfort and practicality for all residents.

One of the standout features of this property is the substantial rear garden, which offers a private oasis for outdoor activities and gardening enthusiasts. The detached double garage and private driveway provide ample parking for up to four vehicles, a rare find in such a sought-after location.

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Council Tax Band: C

Ground Floor

Entrance
2'5" x 2'5"
Composite double glazed door to the frontage, stairs to the first floor.

Reception One
10'4" x 19'10" max measurement
UPVC double glazed window with secondary glazing to the frontage, UPVC double glazed French doors to the rear, living flame gas fire, Art Deco style surround, two vintage style radiators.

Reception Two
12'0" x 11'7"
UPVC double glazed window with secondary glazing to the frontage, vintage style radiator, understairs storage cupboard, cast iron range, tiled hearth, wood mantle.

Kitchen
18'7" x 7'0"
Two UPVC double glazed windows to the rear, units to the base and eye level, granite worktop, five ring gas hob, Logic electric fan assisted oven and separate grill, under mount stainless steel sink and a half, chrome mixer tap, space for a free standing American style fridge freezer, Kenwood integral dishwasher.

Dining Area
7'11" x 7'7"
UPVC double glazed French doors to the rear, UPVC double glazed window with secondary glazing to the side aspect, white vertical column radiator, inset ceiling spotlights.

Utility
7'6" x 6'4" max measurement
UPVC double glazed window with secondary glazing to the side aspect, work surface, space and plumbing for a washing machine, space for a tumble dryer, inset ceiling spotlights, stairs to the loft room.

Shower Room
7'7" x 4'9" max measurement
UPVC double glazed window with secondary glazing to the frontage, walk-in shower enclosure, chrome fitment, rainfall shower head, vanity wash hand basin, chrome mixer tap, low level WC, inset ceiling spotlights, fully tiled, radiator, extractor fan.

First Floor

Landing
7'10" x 3'9"
UPVC double glazed window to the rear, radiator.

Bathroom
9'4" x 6'11"
UPVC double glazed window to the rear, quadrant shower enclosure, chrome fitments, rainfall shower head, free standing double ended bath, floor mounted chrome mixer tap and hand held shower attachment, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, standard radiator, inset ceiling spotlights.

Bedroom One
11'8" x 12'0"
UPVC double glazed window with secondary glazing to the frontage, radiator, ornamental cast iron fire surround.

Bedroom Two
12'1" x 10'5"
UPVC double glazed window with secondary glazing to the frontage, radiator, ornamental cast iron fire surround, over stairs storage cupboard housing the gas fired combi boiler.

Bedroom Three
11'3" x 7'0"
UPVC double glazed window to the rear, radiator.

Loft room
8'3" x 9'9" max measurement
UPVC double glazed window to the side aspect, two Velux skylights, built in storage cupboard with loft access, vertical white column radiator, inset ceiling spotlights.

Externally

To the frontage, forecourt, wall and iron railing boundary, double garage, tarmacadam driveway suitable for four vehicles, gated access to the rear.
To the rear, block paved patio, area laid to lawn, hedge boundary, mature trees and shrubs, timber shed, glass greenhouse.

Double Garage

Brick construction, metal double doors, power and light.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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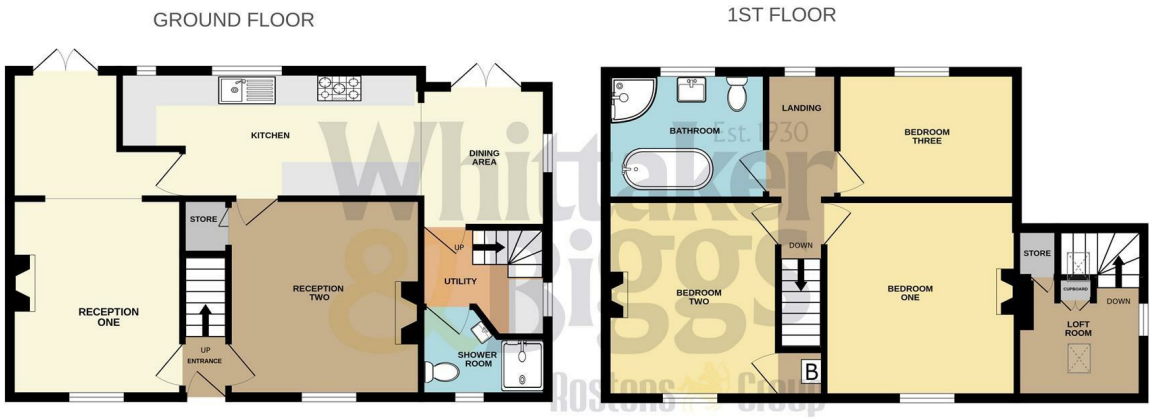

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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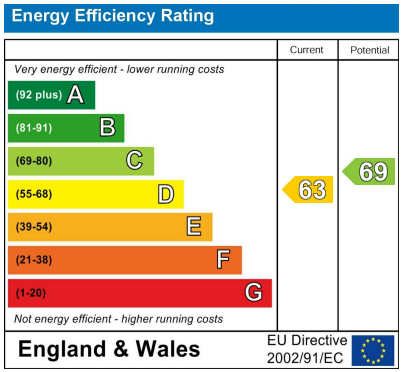
Directions

Viewings

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

Council Tax Band

C



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