Whittaker & Biggs Est. 1930
Rostons Group







123 High Lane, Brown Edge, Stoke-On-Trent, ST6 8RT

Offers In Excess Of £392,000

- Selling with No Chain for a smoother and potentially quicker purchase process.
- Versatile Dressing Room / Study offering flexible living accommodation.
- Stylish Island Kitchen with ample workspace and excellent entertaining potential.
- Beautifully Presented Semi-Detached Home finished to a high standard throughout.
- Two Contemporary Bathrooms serving the property's spacious layout.
- Substantial Tiered Rear Garden providing a variety of outdoor spaces.
- Five Generous Double Bedrooms, ideal for growing families or home working.
- Impressive Open-Plan Kitchen, Living & Dining Area forming the heart of the home.
- Upper Tier Featuring a Paved Seating Area and Useful Outbuilding, perfect for hobbies, storage or a home office.

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Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this beautifully presented semi-detached house. Spanning an impressive 947 square feet, the property boasts five well-proportioned bedrooms, making it an ideal family home or a spacious retreat for those seeking extra room.

One of the standout features of this home is the open-plan island kitchen / living / dining area, creating a warm and welcoming atmosphere, perfect for family gatherings or hosting friends. The property also features two bathrooms, ensuring convenience for all occupants.

The tiered rear garden is a delightful outdoor space, with an upper tier that includes a paved area and an outbuilding, perfect for storage or as a workshop. The lower tier is laid to lawn, offering a lovely area for children to play or for gardening enthusiasts to cultivate their green fingers.

5 2 2 C

Council Tax Band: B





Ground Floor

Hallway
13'7" x5'9"
Composite double glazed door with side light window to the frontage, stairs to the first floor, radiator, understairs storage cupboard.

Sitting Room
12'9" x 10'3"
UPVC double glazed bay window to the frontage, radiator, log burner, stone hearth and surround.

Kitchen Diner
20'5" x 16'2" max measurement
UPVC double glazed French doors to the rear, UPVC double glazed window to the rear, units to the base and eye level, island unit, space for a range cooker (existing range not included), extractor hood, stainless steel under mount sink and a half, stainless steel mixer tap, integral Lamona dishwasher, inset ceiling spotlights.

Shower Room
12'4" x 4'5"
Walk in shower enclosure, chrome fitments, rainfall shower head, wall mounted wash hand basin, chrome taps, low level WC, gas fired wall mounted Worcester combi boiler, tiled floor, inset ceiling spotlights, extractor fan.

First Floor

Landing
13'0" x 5'9"
Airing cupboard, loft hatch.

Bathroom
10'3" x 5'8"
Double ended bath, chrome telephone style mixer tap and handheld shower attachment, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, inset ceiling spotlights, fully tiled, tiled floor.

Bedroom One
13'11" x 935'0"
UPVC double glazed window to the rear, radiator.

Bedroom Two
13'5" x 8'6"
UPVC double glazed window to the rear, radiator, inset ceiling spotlights.

Bedroom Three
14'2" x 8'7"
UPVC double glazed window to the frontage, radiator, inset ceiling spotlights.

Bedroom Four
9'6" x 8'7"
UPVC double glazed window to the frontage, radiator.

Bedroom Five
10'3" x 7'0"
UPVC double glazed window to the rear, radiator.

Dressing Room / Study

7'6" x 5'11"

UPVC double glazed window to the frontage, radiator.

Externally

To the frontage tarmacadam driveway suitable for three vehicles, raised frontage with glass balustrade, wall, hedge and fence boundary, covered storage area.

To the rear, paved garden, outbuilding, steps down to an area laid to lawn.

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.













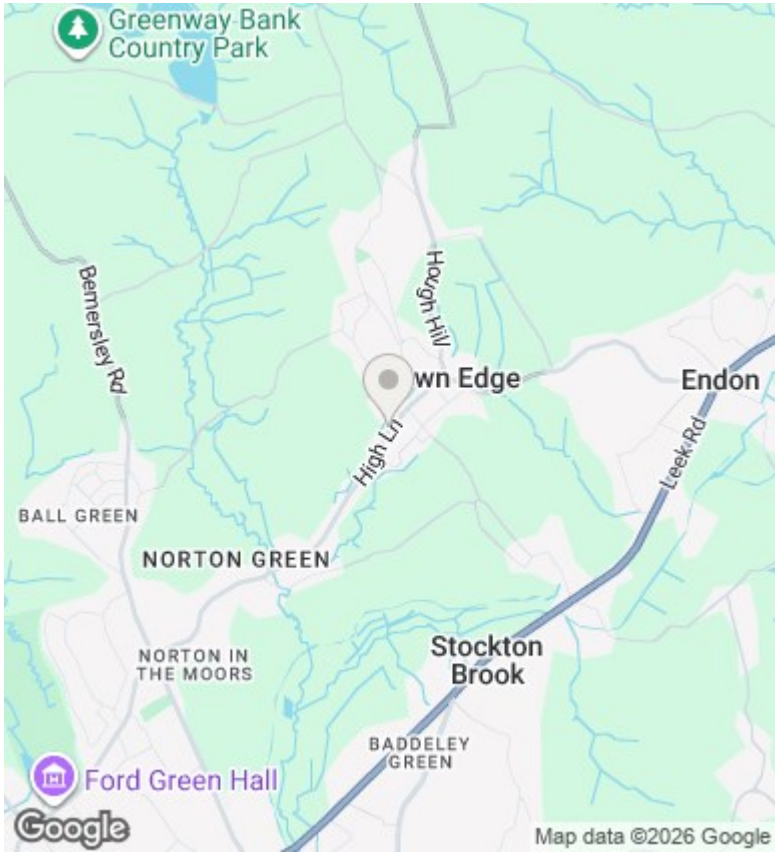








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

B

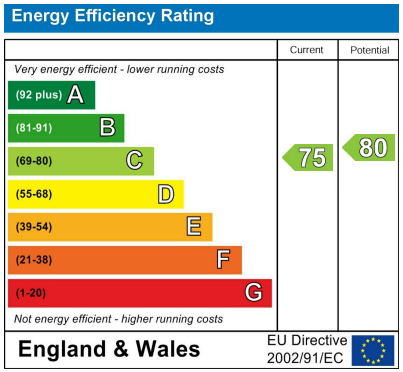


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