



## 69 Ravens Lane, Bignall End, Staffordshire, ST7 8PS

Asking Price £340,000

- Selling with NO CHAIN!
- Immaculately presented throughout
- Utility room and downstairs WC
- Furniture available by separate negotiation
- Detached, three storey, four bedroom property
- Large open plan kitchen / dining / living space
- South west facing low maintenance rear garden
- Bathroom, en-suite & WC
- Granite worktops, marble floor and splashbacks
- Private driveway with parking for two vehicles

# 69 Ravens Lane, ST7 8PS

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this stunning detached house, built in 2008 on Ravens Lane, Bignal End. Presenting an exceptional opportunity to acquire this immaculate three-storey property, boasting four spacious bedrooms, making it ideal for families or those seeking extra space. The home features a well-appointed bathroom and an additional en-suite, ensuring convenience for all residents.

As you step inside, you will be greeted by an impressive hallway, whilst beyond is an open plan kitchen, dining, and living area, designed for modern living. The kitchen is a true highlight, showcasing elegant granite worktops, complemented by marble flooring and splashbacks, creating a sophisticated atmosphere for both cooking and entertaining. The property also includes a utility room and a downstairs WC, adding to its practicality.



Council Tax Band: D



## **Ground Floor**

### **Hallway**

14'6" x 6'2"

UPVC double glazed door to the frontage, UPVC double glazed window to the frontage, stairs to the first floor, understairs storage cupboard, marble tiled floor, inset ceiling spotlights, radiator.

### **Kitchen / Dining Room**

18'9" x 12'5"

UPVC double glazed window to the rear, units to the base and eye level, granite worktop, marble tiled floor, marble tiled splash back, Rangemaster range oven, integral under counter fridge, integral under counter freezer, under cabinet lighting, radiator.

### **Sitting Room**

14'6" x 8'10"

UPVC double glazed French doors to the rear, two UPVC double glazed windows to the rear, UPVC double glazed window to each side aspect, radiator.

### **Utility Room**

8'11" x 8'0"

Base units, stainless steel sink and a half with drainer, chrome mixer tap, space and plumbing for a washing machine, space for tumble dryer, Worcester boiler, radiator, marble tiled floor.

### **WC**

5'1" xx 3'8"

UPVC double glazed window to the side aspect, wall mounted wash hand basin, chrome taps, low level WC, radiator, fully tiled, tiled floor.

## **Storage Garage**

9'3" x 9'3"

Power, light, plastered walls.

## **First Floor**

### **Landing**

13'9" x 6'2"

UPVC double glazed window to the frontage, stairs to the second floor, two radiators, inset ceiling spotlights.

### **Bedroom Two**

14'11" x 13'2"

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, radiator.

### **Bedroom Three**

13'4" x 8'8"

UPVC double glazed window to the rear, radiator.

### **Bedroom Four**

9'4" x 7'6"

UPVC double glazed window to the rear, radiator.

### **Bathroom**

8'8" x 5'4"

UPVC double glazed window to the side aspect, freestanding double ended claw foot bath, chrome telephone style mixer tap with handheld shower attachment, quadrant shower enclosure, chrome fittings, pedestal wash hand basin, chrome taps, low level WC, chrome ladder radiator, fully tiled, tiled floor.

## **Second floor**

### **Bedroom One**

18'9" x 15'6" max measurement

Two Velux Skylights to the rear, UPVC double glazed window to the side aspect, radiator.

### **En-suite**

5'2" x 4'1"

Panel bath, chrome telephone style mixer tap with hand held shower attachment, pedestal wash hand basin, chrome taps, low level WC, chrome ladder radiator, fully tiled, wall lights, extractor fan.

### **Externally**

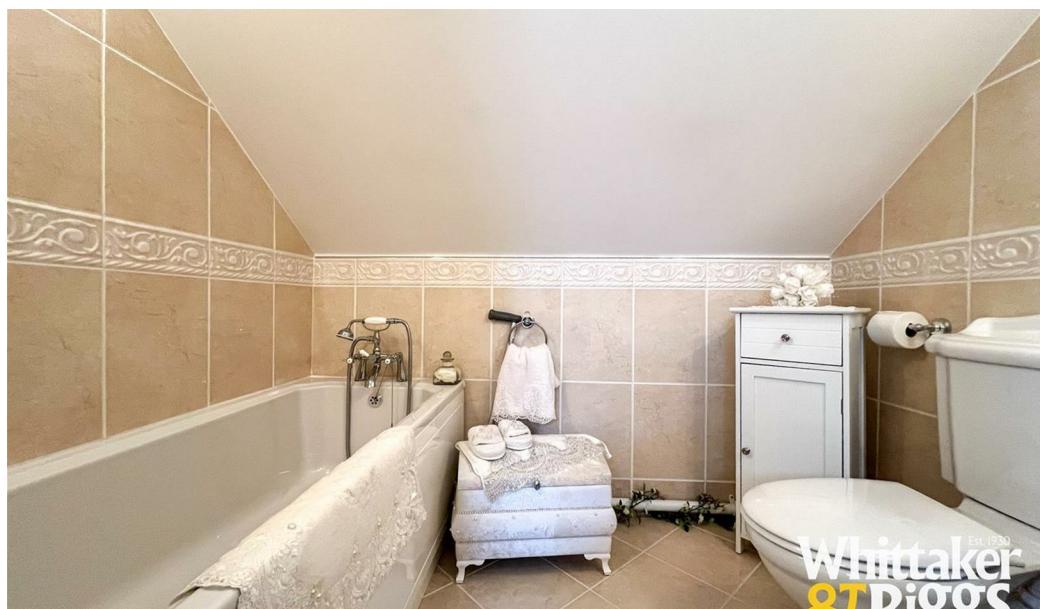
To the frontage, tarmacadam driveway suitable for two vehicles, wall and fence boundary, gated access to the rear.

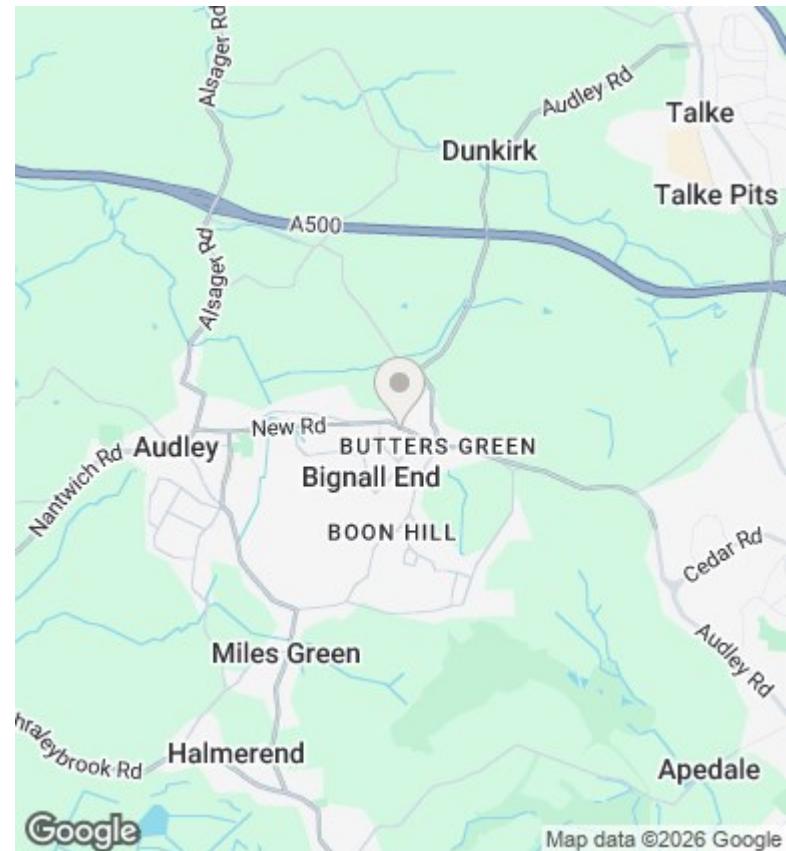
To the rear, Indian stone paving, fence boundary.

### **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.







## Directions

## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81
(81-91)	B	77
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC