



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

Offers In Excess Of £425,000

- 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

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

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.



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

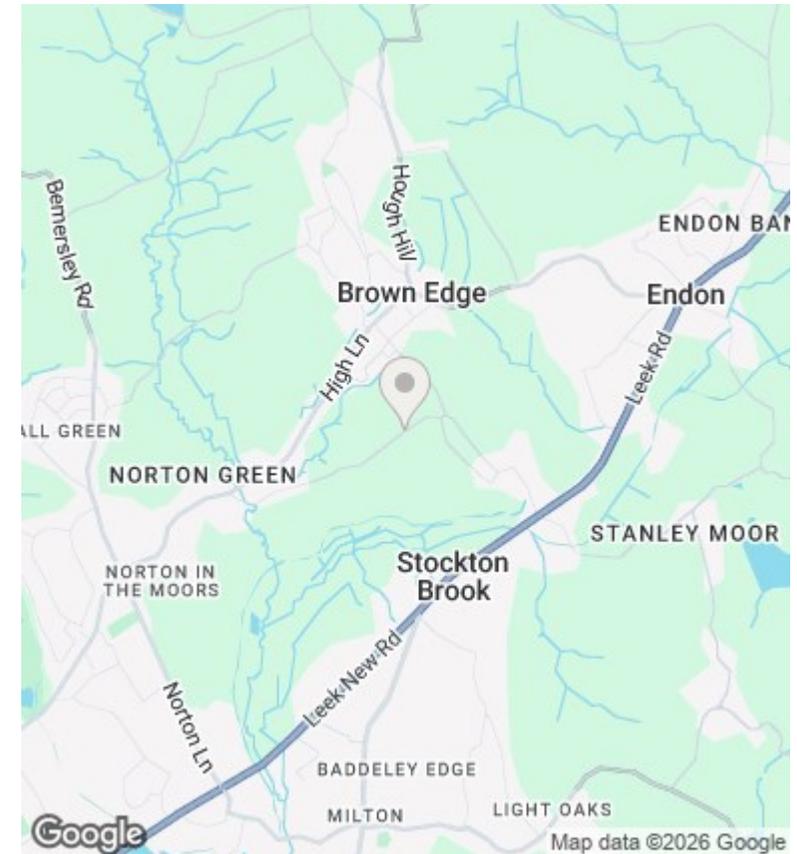
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	