



## Stone Chimney St. Annes Vale, Brown Edge, Stoke-On-Trent, ST6

Offers In The Region Of £325,000

- Selling with NO CHAIN!
- Three / four double bedrooms
- Tiered rear garden
- Detached property with views
- Contemporary kitchen and shower room
- Garage & driveway
- Split level layout
- Principal bedroom with en-suite
- Desirable location

# Stone Chimney St. Annes Vale, Stoke-On-Trent ST6 8TA

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this delightful detached split-level house that offers a perfect blend of comfort and style. With three spacious double bedrooms, this property is ideal for families or those seeking extra space. The principal bedroom features a unique "secret" ensuite, cleverly concealed behind wardrobe doors, adding a touch of intrigue and luxury to your living experience.

The home boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The second reception room presents the option to be transformed into a fourth bedroom, catering to your specific needs. The property is designed to maximise the stunning views of the surrounding area, making it a serene retreat from the hustle and bustle of daily life.



Council Tax Band: D



## Ground Floor

### Entrance

6'5" x 5'6"

UPVC double glazed door with side light window to the frontage, stairs to the first floor, radiator.

### Kitchen / Diner

11'6" x 9'6"

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, units to the base and eye level, Beko ceramic hob, Beko electric fan assisted oven, integral fridge freezer, integral Beko dishwasher, ceramic sink and drainer, chrome mixer tap, extractor hood, inset ceiling spotlights, radiator, space for a dining table and chairs.

### Sitting Room

19'1" x 11'6"

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, gas stove, exposed brick inset, wood mantle, two radiators.

### WC

6'2" x 2'3"

High level WC, understairs storage.

## First Floor

### Landing

8'9" x 7'10"

UPVC double glazed window to the frontage, storage cupboard with space and

plumbing for a washing machine.

### Shower Room

10'1" x 5'6"

UPVC double glazed window to the frontage, quadrant shower enclosure, chrome fitments, rainfall shower head, vanity wash hand basin, chrome mixer tap, low level WC, anthracite ladder radiator, anthracite column radiator, inset ceiling spotlights.

### Bedroom One

13'8" x 10'4"

UPVC double glazed window to the frontage, radiator, fitted wardrobe.

### En-suite

7'9" x 3'10"

Quadrant shower enclosure, electric Aqualisa shower, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, inset ceiling spotlights, extractor fan, built in storage cupboard, recessed shelving.

### Bedroom Two

15'7" x 8'7"

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

### Bedroom Three

10'5" x 9'7"

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

## Reception Two / Bedroom Four

11'6" x 10'5"

UPVC double glazed patio doors to the side aspect, UPVC double glazed window to the rear, radiator.

## Externally

To the rear, paved patio, tiered garden, area laid to lawn, mature trees and shrubs, two out buildings, one housing the boiler and tumble dryer.

To the frontage, driveway, area laid to lawn, paved patio, wall and hedge boundary, wooden pergola, views.

## Garage

Wooden up-and-over door, power and light.

## AML REGULATIONS

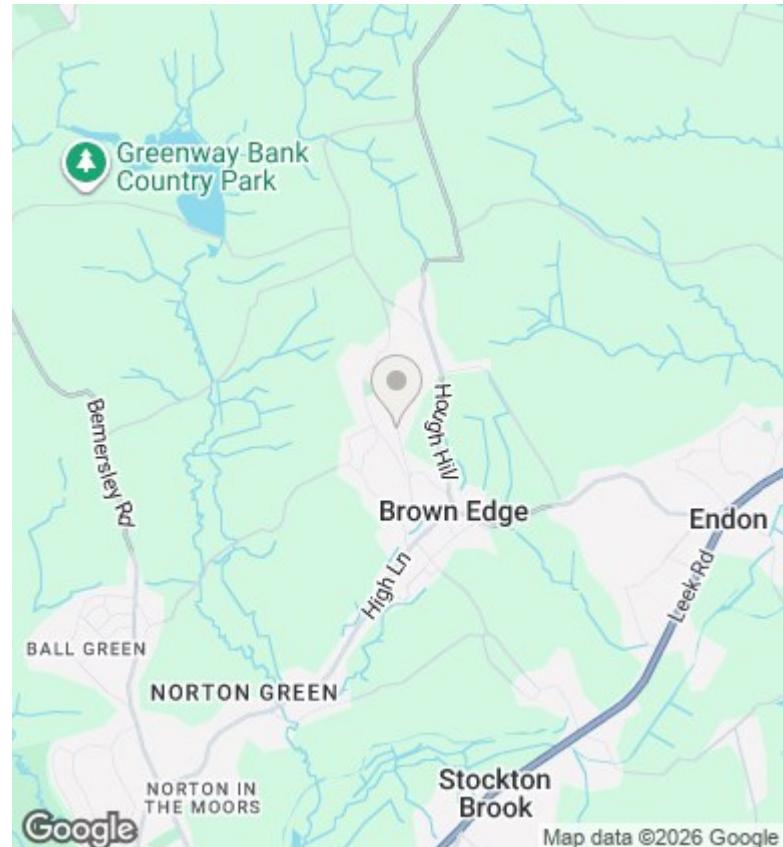
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	72
(81-91)	B	56
(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