



## 84 High Lane, Brown Edge, Stoke-On-Trent, Staffordshire, ST6 8RU

Offers In The Region Of £400,000

- Detached cottage
- 3 bedrooms
- Solar panels
- Large solid roof conservatory
- 2 bathrooms
- NO CHAIN!
- gardens to the side and rear
- Driveway and garage



# 84 High Lane, Stoke-On-Trent ST6 8RU

Whittaker & Biggs are delighted to offer to the market this characterful three bedroom detached former farmhouse which is situated in a sought after location within the catchment for the ever popular Endon Schools and close to local village amenities.

Living space is comprised of a hall, sitting room, snug, kitchen/dining room, conservatory, shower room and utility room to the ground floor, whilst to the first floor are three double bedrooms and a bathroom.

The kitchen is located at the rear of the property and has a good range of units, wood worktops, a Rangemaster Classic 90 range oven, Rangemaster extractor hood, integral AEG dishwasher, integral larder fridge and an integral larder freezer. French doors open to the rear garden and two skylights ensure the room is full of light.

At over 21ft long and having a solid roof, the conservatory is an impressive space.

Both the first floor bathroom and ground floor shower room have contemporary suites, with the shower room having Velux skylights.



Council Tax Band: D



## Ground Floor

- Size : -

### Hall

3'3" x 3'3"

Composite double glazed door with transom window to the frontage, stairs to the first floor. - Size : - 3' 3" x 3' 3" (1m x 1m)

### Sitting Room

14'1" x 11'11"

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, log burner, tiled hearth, exposed brick chimney breast., under stairs storage cupboard. - Size : - 14' 1" x 11' 11" (4.28m x 3.62m)

### Kitchen/Dining Room

18'2" x 18'0" Max measurement

UPVC double glazed window to the side aspect, UPVC double glazed French doors to the rear, 2x skylights, units to the base and eye level, wood worktops, Rangemaster Classic 90 range oven, Rangemaster extractor hood, ceramic butler sink, chrome mixer tap, integral AEG dishwasher, integral larder fridge, integral larder freezer, cupboard housing the Vaillant combi boiler, 2x radiators. - Size : - 18' 2" x 18' 0" (5.54m x 5.49m) Max measurement

### Shower Room

8'2" x 6'8"

UPVC double glazed window to the side aspect, 2x Velux skylights, quadrant shower enclosure, chrome fitments, low level WC, wall mounted wash hand basin, chrome mixer tap, radiator. - Size : - 8' 2" x 6' 8" (2.50m x 2.02m)

### Utility Room

9'11" x 5'3"

UPVC door and window to the rear, UPVC double glazed window to the side aspect, exposed stone walls, space and plumbing for a washing machine, space for a tumble dryer. - Size : - 9' 11" x 5' 3" (3.01m x 1.59m)

## Snug

13'11" x 9'2"

UPVC double glazed window to the frontage, radiator, fireplace with stone hearth. - Size : - 13' 11" x 9' 2" (4.25m x 2.79m)

## Conservatory

21'2" x 13'3" Max measurement

UPVC double glazed construction, solid roof, French doors to the side aspect, 2x radiators, exposed stone wall. - Size : - 21' 2" x 13' 3" (6.45m x 4.04m) Max measurement

## First Floor

- Size : -

### Landing

7'1" x 4'9" Max measurement

Radiator, loft hatch. - Size : - 7' 1" x 4' 9" (2.17m x 1.46m) Max measurement

### Bedroom One

13'11" x 9'1"

UPVC double glazed window to the frontage, radiator, over stairs storage cupboard. - Size : - 13' 11" x 9' 1" (4.24m x 2.76m)

### Bedroom Two

11'11" x 9'3"

UPVC double glazed window to the side aspect, radiator. - Size : - 11' 11" x 9' 3" (3.62m x 2.82m)

### Bedroom Three

11'11" x 8'10"

UPVC double glazed window to the frontage, radiator. - Size : - 11' 11" x 8' 10" (3.64m x 2.70m)

### Bathroom

8'9" x 4'9"

UPVC double glazed window to the side aspect, panel bath, chrome taps, shower over, chrome fitments, glass shower screen, corner vanity wash hand basin, chrome mixer tap, low level WC, white ladder radiator. - Size : - 8' 9" x 4' 9" (2.67m x 1.46m)



### Externally

To the frontage, paved area, tarmacadam drive, detached garage, gated access to the rear.  
To the side, paved patio, area laid to lawn, fence boundary, mature trees and shrubs, brick pond., gated access to the frontage.

To the rear, paved patio, area laid to lawn, fence boundary, mature trees and shrubs, log store, wooden pergola, wooden arch.

Solar panels. - Size : -

### Garage

25'9" x 10'5"

Detached, brick construction, electric roller door, 2x pedestrian doors to the side, power and light, roof storage with pull-down-ladder. - Size : - 25' 9" x 10' 5" (7.85m x 3.18m)

### 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.

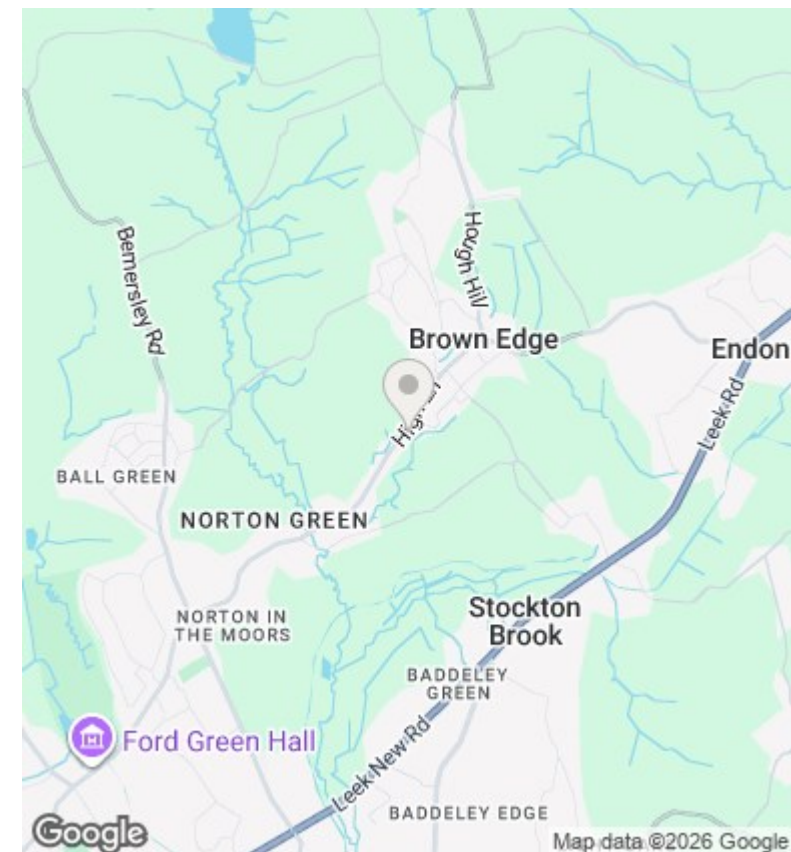








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

From our Derby Street Leek office proceed along Haywood Street at the traffic lights continue straight ahead into Broad Street follow this road and at the mini roundabout continue straight ahead into Newcastle Road continue along this road out of the town and through the village of Longsdon and upon entering the village of Endon take the third turning right just after passing The Plough Inn public house signposted Clay Lake follow this

## 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 68      | 78        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |