

Brookfield St. Annes Vale., Brown Edge, Stoke-On-Trent, ST6 8TA

Offers In The Region Of £450,000

- Offered for sale with no onward chain for a smooth and hassle-free purchase
- Beautiful parquet flooring and exposed stonework
- First floor bathroom featuring a classic claw foot bath
- Charming detached stone cottage full of character and original features
- Spacious conservatory with a glass roof, ideal for year-round enjoyment
- Additional ground floor shower room for convenience
- Cosy living spaces featuring a log burner and traditional cast iron range
- Well-appointed breakfast kitchen with stylish granite worktops
- Generous garden with a useful outdoor home office building and two block paved driveways

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Selling with NO CHAIN, Whittaker & Biggs are pleased to offer a rare opportunity to acquire a characterful 1910 cottage, appearing on the market for only the second time in over a century. Having undergone a comprehensive and sensitive renovation in 2012, the property seamlessly blends period charm with high-performance modern upgrades. The fabric of the building was enhanced using a premium breathable internal wall insulation, to maintain the health of the historic structure while providing thermal efficiency.

As you step inside, you will be greeted by the warm ambiance created by the log burner and the traditional cast iron range, perfect for cosy evenings. Additionally, there is under floor heating to the kitchen, conservatory, utility and shower room.

The inviting parquet flooring and exposed stonework add to the cottage's charm, making it a welcoming space for family and friends. The well-appointed breakfast kitchen boasts stylish granite worktops, providing both functionality and elegance, while the conservatory with its glass roof invites natural light, creating a



Council Tax Band: D



Ground Floor

Entrance

Wood glazed double doors with stained glass to the frontage, stairs to the first floor, parquet flooring.

Sitting Room

15'8" x 10'8" into bay

Powder coated aluminium double glazed bay window to the frontage, powder coated aluminium double glazed window to the side aspect, log burner, tiled hearth, stone surround, radiator, parquet flooring.

Dining Room

15'8" x 12'2" into bay

Powder coated aluminium double glazed bay window to the frontage, powder coated aluminium double glazed window to the side aspect, cast iron range, tiled hearth, stone surround, parquet flooring, radiator, understairs storage cupboard.

Breakfast Kitchen

12'8" x 10'9"

Composite double glazed door to the side aspect, powder coated aluminium double glazed window to the side aspect, units to the base and eye level, granite worktop, ceramic Butler sink, chrome mixer tap, Britannia range oven, extractor hood, space for a freestanding fridge freezer, space for a table and chairs, tiled floor, under floor heating, exposed stone, cupboard housing the gas fired Worcester combi boiler.

Conservatory

10'6" x 10'0"

Powder coated aluminium double glazed construction, glass roof, French doors to the rear, tiled floor, under floor heating, exposed stone.

Utility Room

10'8" x 7'0"

Powder coated aluminium double glazed door to the side aspect, powder coated aluminium double glazed window to the side aspect, space and plumbing for a washing machine, space for a tumble dryer, tiled floor, under floor heating, exposed stone.

Shower Room

10'7" x 3'10"

Powder coated aluminium double glazed window to the side aspect, walk in shower enclosure, chrome fittings, rainfall shower head, wall mounted wash hand basin, chrome mixer tap, low level WC, tiled floor, under floor heating, exposed stone.

First Floor

Bathroom

10'7" x 5'1"

Powder coated aluminium double glazed window to the side aspect, freestanding claw foot bath, chrome mixer tap, stand mounted wash hand basin, chrome taps, low level WC, vintage style radiator, oak flooring.

Bedroom One

13'0" x 12'4"

Powder coated aluminium double glazed window to the frontage, powder coated aluminium double glazed window to the side aspect, radiator, ornamental cast iron fire surround, oak flooring.

Bedroom Two

12'11" x 10'9"

Powder coated aluminium double glazed window to the frontage, radiator, cast iron ornamental fire surround, oak flooring.

Bedroom Three / Study

10'7" x 7'0"

Powder coated aluminium double glazed window to the side aspect, radiator, loft hatch, oak flooring.

Garden Office

Powder coated aluminium double glazed bi-fold doors, power and light.

Externally

To the frontage, block paved driveway, gravelled area, raised beds, mature trees and shrubs.

To the side, two block paved drives, paved patio, timber shed, home office, well stocked borders, mature trees and shrubs.

AML REGULATIONS

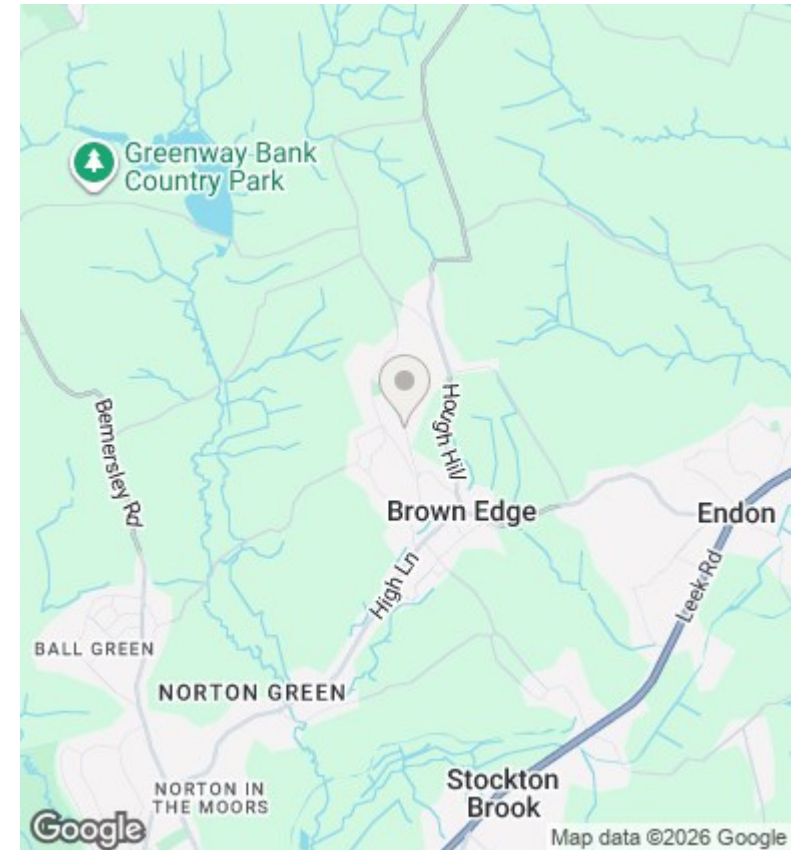
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC