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3 St James Court
Grange Park Drive, Biddulph, Stoke-On-Trent,
Staffordshire ST8 7XX

Selling Price: £295,000

- LUXURY TOWN HOUSE SET WITHIN PRESTIGIOUS BIDDULPH GRANGE GROUNDS
- LARGE OPEN PLAN LOUNGE/DINING ROOM WITH NATURAL WOOD FLOOR
- THREE BEDROOMS ALL HAVING BUILT-IN WARDROBES
- TWO BATHROOMS
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- TWO DESIGNATED PARKING SPACES
- NO CHAIN

An Exquisite Three-Bedroom Luxury Townhouse in the Prestigious Biddulph Grange Development

Set within the historic and beautifully restored **St James Court**, this exceptional townhouse forms part of the distinguished courtyard, once serving as the stables and coach house to the renowned Biddulph Grange. Steeped in heritage yet thoughtfully modernised, the property combines timeless architecture with a stylish, contemporary interior — the perfect blend of character and comfort.

Enjoying a **prime position**, the home benefits from an abundance of natural light and delightful views across the courtyard setting. The gardens, designed for ease and enjoyment, provide a peaceful retreat and comes with **two allocated parking spaces** — a rare luxury in such a sought-after setting.

Inside, the accommodation is equally impressive. A welcoming entrance hall with guest cloakroom leads into a spacious open-plan living and dining room, ideal for both relaxing and entertaining. The modern fitted kitchen is well-appointed, while upstairs, the first-floor master suite boasts its own en-suite bathroom, complemented by two further beautifully presented bedrooms and a stylish family bathroom.

Perfectly positioned just moments from the entrance to **Biddulph Grange Gardens** (home to the charming Hideaway Café) and the adjoining Country Park, this location is a haven for walkers, nature lovers, and those seeking a more tranquil pace of life. Yet convenience is never far away — the thriving market town of Congleton and its rail connections to Manchester and London are easily accessible, while Biddulph itself, affectionately known as the **“Garden Town of Staffordshire”**, offers a wealth of amenities including Sainsbury’s, Aldi, and a revitalised town centre.

This is more than just a home; it is a rare opportunity to own a piece of history within one of North Staffordshire’s most exclusive developments.

The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE : Timber panelled front door to:

HALL : Coving to ceiling. Single panel central heating radiator. Understairs storage cupboard. Solid wood floor. Stairs to first floor.

SEPARATE W.C. : Low voltage downlighters. Low level W.C. Pedestal wash hand basin. Single panel central heating radiator. Natural oak floor.

BREAKFAST KITCHEN 12' 0" x 11' 10" (3.65m x 3.60m): Timber framed window to front aspect. Extensive range of hi-gloss wood fronted eye level and base units having marble effect roll edge formica preparation surfaces over with stainless steel single drainer sink unit inset. Built-in 4 ring gas hob with extractor hood over. Built-in electric oven/grill. Cupboard housing Ideal Logic

gas combi boiler. Space and plumbing for washing machine. Tiled to splashbacks. 13 Amp power points. Double panelled central heating radiator. Solid wood floor.

LOUNGE/DINING ROOM 18' 10" x 18' 9" (5.74m x 5.71m): Timber framed single unit double glazed window to rear aspect. Coving to ceiling. Double and single panel central heating radiators. 13 Amp power points. Television point. Natural wood floor. Timber framed single unit double glazed french doors opening into the rear garden.

GALLERIED LANDING : Double panel central heating radiator. 13 Amp power points. Linen cupboard with single panel central heating radiator and slatted shelves.

BEDROOM 1 REAR 10' 0" x 9' 7" (3.05m x 2.92m) to wardrobes and plus door recess: Timber framed single unit double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Range of wardrobes fitted to one wall.

EN SUITE : Modern white suite comprising low level W.C. Pedestal wash hand basin. Separate shower cubicle housing a mains fed shower. Glazed tiles to splashbacks. Slate effect floor tiles. Single panel central heating radiator.

BEDROOM 2 FRONT 9' 4" x 9' 4" (2.84m x 2.84m): Timber framed single unit double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Fitted double wardrobe.

BEDROOM 3 REAR 9' 4" x 9' 0" (2.84m x 2.74m): Timber framed single unit double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Television aerial point. Fitted wardrobes to one wall.

BATHROOM : Timber framed single unit double glazed window to front aspect. Double panel central heating radiator. Modern white suite comprising low level W.C. Pedestal wash hand basin. Panelled bath with bath/shower mixer. Slate effect tiled floor. Glazed tiles to splashbacks.

OUTSIDE :

FRONT : Two designated parking spaces.

REAR : Adjacent to the rear of the property is a paved seating area beyond which is a low maintenance ornamental garden with a corner paved patio area. Gated access to the rear.

TENURE : Freehold with common parts. Annual service charge: £2,125.67

SERVICES : All mains services are connected (although not tested).

VIEWINGS : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND: C

DIRECTIONS: SATNAV: ST8 7XX

Energy Performance Certificate HM Government

3, St. James Court, Grange Park Drive, STOKE-ON-TRENT, ST8 7XX

Dealing type: Mid-tenure lease Reference number: 0178-2854-6545-2320-1415
 Date of assessment: 24 April 2020 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 24 April 2020 Total floor area: 90 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient.
- Find out how you can save energy and money by installing improvement measures.

Estimated energy costs of dwelling for 3 years: £2,256
Over 3 years you could save: £411

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£426 over 3 years	£234 over 3 years	£192
Heating	£1,545 over 3 years	£1,143 over 3 years	£402
Hot Water	£285 over 3 years	£198 over 3 years	£87
Totals	£2,256	£1,575	£681

These figures show how much the average household would spend on this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and routers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Party wall insulation	£300 - £500	£156
2 Low energy lighting for all fixed outlets	£50	£171
3 Solar water heating	£4,000 - £6,000	£87

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.energyefficiency.org.uk or call telephone 0800 444222. The Green Deal may enable you to make your home warmer and cheaper to run.

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