



## 27 Park Lane, Knypersley, Stoke-On-Trent, ST8 7AT

£250,000

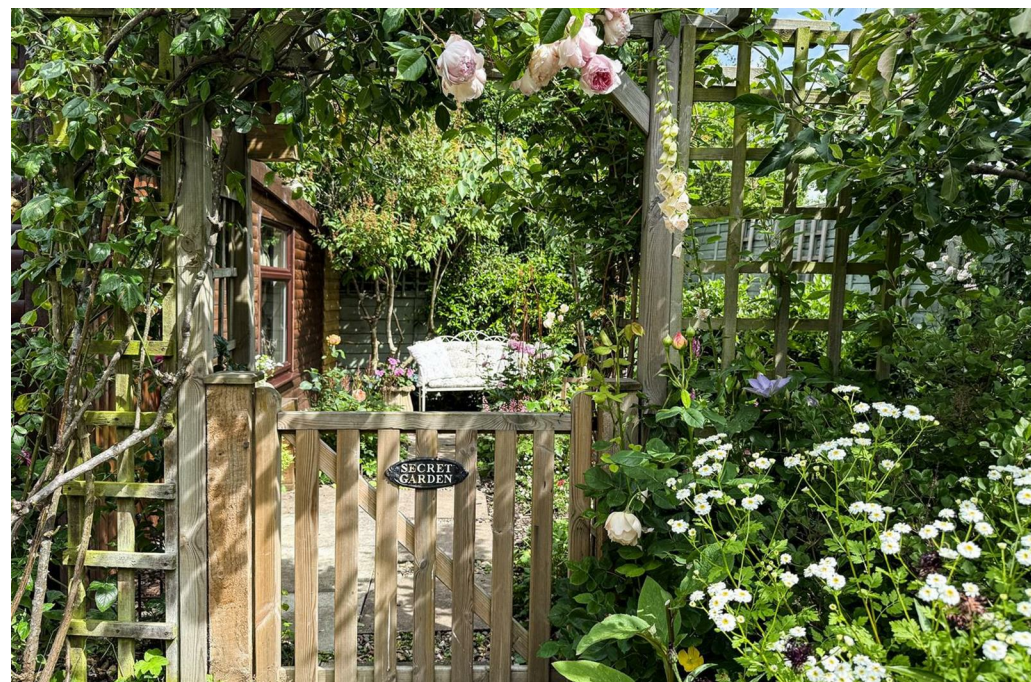
- Characterful Three Bedroom Semi-Detached Home
- Charming And Spacious Living Room With Electric Log Burner Effect Fire
- Garden Room Providing A Peaceful Retreat
- Conveniently Positioned For Local Well-Regarded Schools
- Double Gated Access offering Security & Privacy
- Country-Style Kitchen
- Undercover BBQ Entertaining Space
- Beautifully Landscaped Frontage With Pitched Porch Canopy And Mature Planting
- Additional Rear Room Adding Versatility Which Could Be Converted Back To A Formal Garage
- Double Garage With Storage Space To The Front

## 27 Park Lane, Stoke-On-Trent ST8 7AT

Welcome to Wren Cottage, Park Lane, Knypersley. A delightful and characterful three-bedroom semi-detached home, Wren Cottage offers a wonderful balance of charm, practicality, and outdoor lifestyle, situated within a highly desirable residential setting.



Council Tax Band: C



The property is approached via a generous gravelled frontage providing ample off-road parking, complemented by double gated access, offering security and privacy.

The main entrance is set beneath a charming pitched porch canopy, adding character and shelter, while a paved pathway guides visitors through beautifully landscaped frontage. The front garden is thoughtfully arranged with established shrubs, mature planting, and raised stone borders, creating a colourful and private setting. A climbing rose and dense hedging frame the property's kerb appeal.

Internally, the accommodation is both versatile and well-proportioned. A comfortable reception room to the front provides a welcoming living space, while an additional rear room formerly part of the rear of the garage, offers flexibility for a variety of uses such as a home office, playroom or snug. This could easily be converted back to a formal garage space if required.

The country-style kitchen enjoys pleasant views over the mature rear garden, making it a lovely hub of the home.

Upstairs, the property features three bedrooms and a family bathroom, while the ground floor benefits from a practical W/C, supporting modern family living.

Externally, the rear garden is a true highlight, thoughtfully landscaped and well-established, offering a peaceful retreat with mature shrubs, planting and wildlife pond. The hidden pathway leads to the 'Secret Garden' which boasts a charming "Harvest Moon Cabin" garden room, ideal for relaxation, hobbies, or working from home. Additionally, an undercover BBQ area known as 'The Barn' provides the perfect space for entertaining throughout the seasons. To the side there is gated access to an additional space currently known as 'The Potting Yard' - this also provided access to the front of the property.

The property also benefits from a garage with an up-and-over door, retaining useful storage space to the front, while the rear section has been converted to enhance the internal accommodation.

Perfectly positioned for families, Wren Cottage is close to well-regarded local schools including Knypersley First School, James Bateman Middle School, and Biddulph High School, making this a strategically located home within a sought-after area.

Combining character, space, and a superb location, Wren Cottage presents a fantastic opportunity for those seeking a home with both charm and versatility.

### **Entrance Hallway**

UPVC front entrance door with obscure glazed panel, UPVC double glazed window with obscure glazed panel overlooking the front aspect, stairs to first floor landing, radiator, under stairs store currently utilised as a pantry, a hidden door gives access to the ground floor W/C.

### **Ground Floor W/C**

WC and wash hand basin with stainless steel mixer tap over.

### **Living Room**

13'6" x 13'6"

Having double doors on entry, UPVC double glazed window to the front aspect, feature electric log burner effect fireplace with brick hearth and wooden mantle, radiator.

### **Kitchen**

16'9" x 7'6"

Built-in cupboards and base units with fitted wooden worksurface over, ceramic one and a half bowl drainer sink with stainless steel mixer tap over, UPVC double glazed window overlooking the rear aspect, Rangemaster electric cooker, room for washing machine, room for fridge/ freezer, integrated dishwasher, tiles to floor.

### **Additional Room (Formerly Rear of Garage)**

16'8" x 14'2"

Aluminium double glazed window overlooking the rear aspect, electric log burner effect fire, 3x radiators, 2 x overheard ceiling light points.

### **First Floor Landing**

Giving access to the three bedrooms and family bathroom.

### **Bathroom**

5'11" x 7'6"

Three piece suite comprising of corner bath with electric shower head over, WC, and wash hand basin. Double glazed window with obscure glazed panel overlooking rear aspect . Giving access to the loft.

### **Bedroom Two**

7'6" x 13'7"

UPVC double glazed window overlooking side aspect, radiator.

### **Bedroom Three**

7'1" (maximum) x 8'11" (maximum)

UPVC double glazed window overlooking the front aspect

### **Bedroom One**

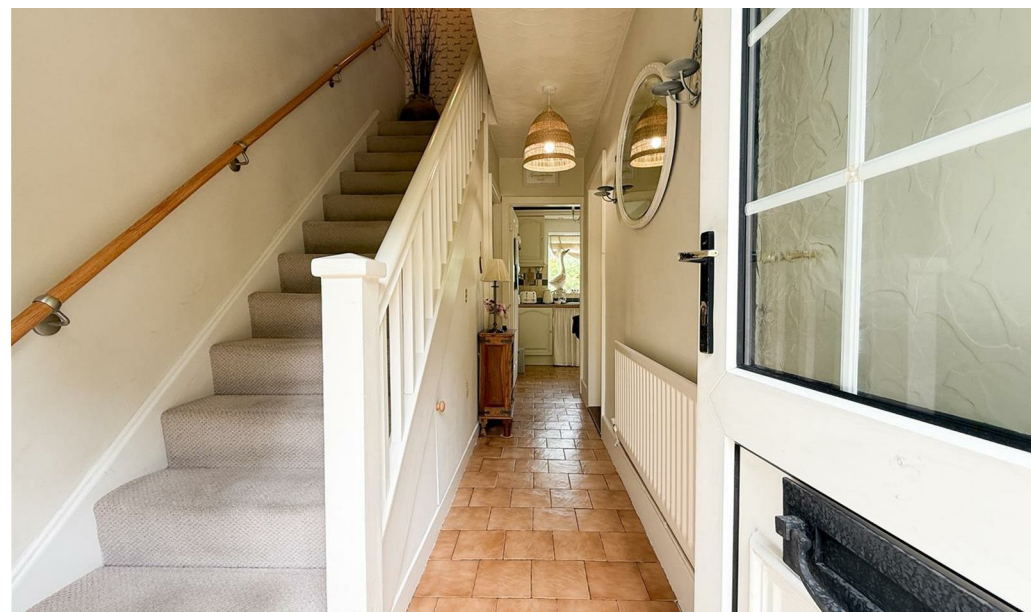
10'7" x 13'6" (maximum)

UPVC double glazed window overlooking the front aspect, radiator.

### **Garden Room**

9'5" x 15'6"

Fully insulated, having electric points and electric log burner effect fire.





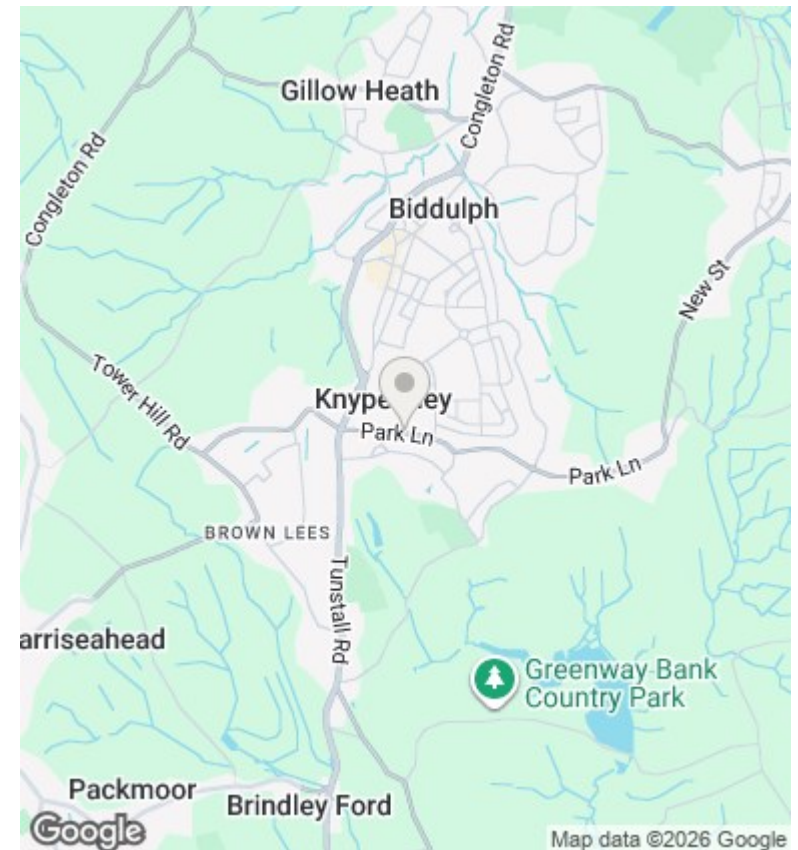
## Directions

## Viewings

Viewings by arrangement only. Call 01782 522117 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>		
(55-68) <b>D</b>		
(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 