



Poolfields Court, Brown Edge, Staffordshire, ST6 8XR.
Offers in the Excess Of £300,000

Whittaker Est. 1930
& Biggs

Poolfields Court, Brown Edge, Staffordshire, ST6 8XR.

This immaculately presented three-bedroom detached family home is nestled within a quiet cul de sac location on a sizeable plot, which includes driveway to the front and side, detached brick constructed garage and private rear garden. The property has been extended and modernised to a high standard throughout and boasts 18ft living room, 23ft dining kitchen, 15ft bedroom one, ensuite, utility and cloakroom.

You're welcomed into the property via the hallway with composite front door, walnut flooring and cloakroom off. The living room is a light and airy space, also laid to walnut flooring with useful understairs storage. The dining kitchen has a contemporary fitted kitchen with high gloss units to the base and eye level, breakfast bar, wine fridge, induction hob with angled extractor, integral grill/oven, dishwasher and ample room for a dining table and chairs. Located to the rear is the utility, with a range of base and eye level units, sink, plumbing and space for a washing machine and dryer.

To the first floor are three generous bedrooms, with bedroom one having a high specification ensuite shower room, with walk in double enclosure, wall mounted sink and low level WC. The bathroom is once again finished to an excellent standard with panel bath, wall mounted vanity with storage and low-level WC.

Externally to the frontage is a tarmacadam driveway, well stocked garden with plants shrubs and trees and access to the side of the property for further parking and detached garage. The garage has up and over door, power and light connected. The rear garden is fully enclosed, has a patio, well stocked borders, laid to lawn, outside water tap and summer house.

A viewing is highly recommended to appreciate this homes specification, attention to detail, convenient location, spacious layout and plot size.

Situation

Brown Edge is a thriving village in the Staffordshire Moorlands with a church, village hall, school, shop and two pub/restaurants. It offers easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network and West Coast Mainline. The property is also within the catchment of Endon High School.



Entrance Hallway

Composite double glazed door to the front elevation, radiator, walnut flooring, staircase to the first floor.

WC

Lower level WC, vanity sink unit with chrome mixer tap, splashbacks, radiator, UPVC double glazed window to the front elevation, walnut flooring.

Living Room 18' 9" x 17' 0" (5.71m reducing to 4.39m x 5.18m max measurement)

Walnut flooring, two UPVC double glazed windows to the front elevation, two radiators, understairs storage cupboard with fixed shelving.

Dining Kitchen 23' 6" x 9' 9" (7.16m x 2.97m)

Range of fitted high gloss units to the base and eye level, marble effect worksurfaces, stainless steel sink unit with chrome mixer tap, Belling electric fan assisted oven and grill, breakfast bar, wine chiller, built in freezer, built in fridge, integral dishwasher, Belling induction hob with angled extractor fan, inset downlights, UPVC double glazed window to the rear elevation, UPVC double glazed patio doors to the rear elevation, wall mounted Worcester boiler. Dining Area: Radiator, inset downlights.

Utility Room 8' 8" x 6' 8" (2.64m x 2.03m)

Range of fitted units to the base and eye level, space for washing machine, space for dryer, stainless steel sink unit with drainer, radiator, tiled splashbacks, UPVC double glazed door and window to the rear elevation.

First Floor

Landing

Loft access, UPVC double glazed window to the side elevation.

Bedroom One 15' 1" x 14' 11" (4.59m x 4.54m max measurements)

UPVC double glazed window to the rear elevation, radiator.

Ensuite Shower Room 8' 7" x 6' 7" (2.62m x 2.01m)

Tiled flooring, walk in shower cubicle with chrome fitment, lower level WC, wall mounted sink unit with mixer tap, mirror with light, anthracite wall mounted radiator, UPVC double glazed window to the rear elevation.

Bedroom Two 15' 1" x 12' 1" (4.59m reducing to 4.38m x 3.68m)

Two UPVC double glazed windows to the front elevation, radiator.

Bedroom Three 8' 4" x 7' 4" (2.54m x 2.23m)

UPVC double glazed window to the front elevation, radiator, built in cupboard with shelving.

Bathroom 6' 9" x 6' 7" (2.05m x 2.01m)

Panelled bath with chrome mixer tap and shower attachment, lower level WC, wall mounted vanity sink unit with chrome mixer tap and drawers beneath, electric mirror, chrome heated ladder radiator, storage cupboard, partly tiled, extractor fan, UPVC double glazed window to the rear elevation.

Externally

To the front is tarmac driveway, fenced boundary, area laid to slate chippings, well stocked. To the side is a further driveway, access to the rear garden. To the rear is area laid to lawn, well stocked borders, fenced boundaries, outside water tap, courtesy lighting.

Garage 8' 6" x 20' 8" (2.58m x 6.29m)

Brick constructed garage, up and over door, light and power connected, pedestrian door to side.



Note:
Council Tax Band: C

EPC Rating: C

Tenure: believed to be Freehold

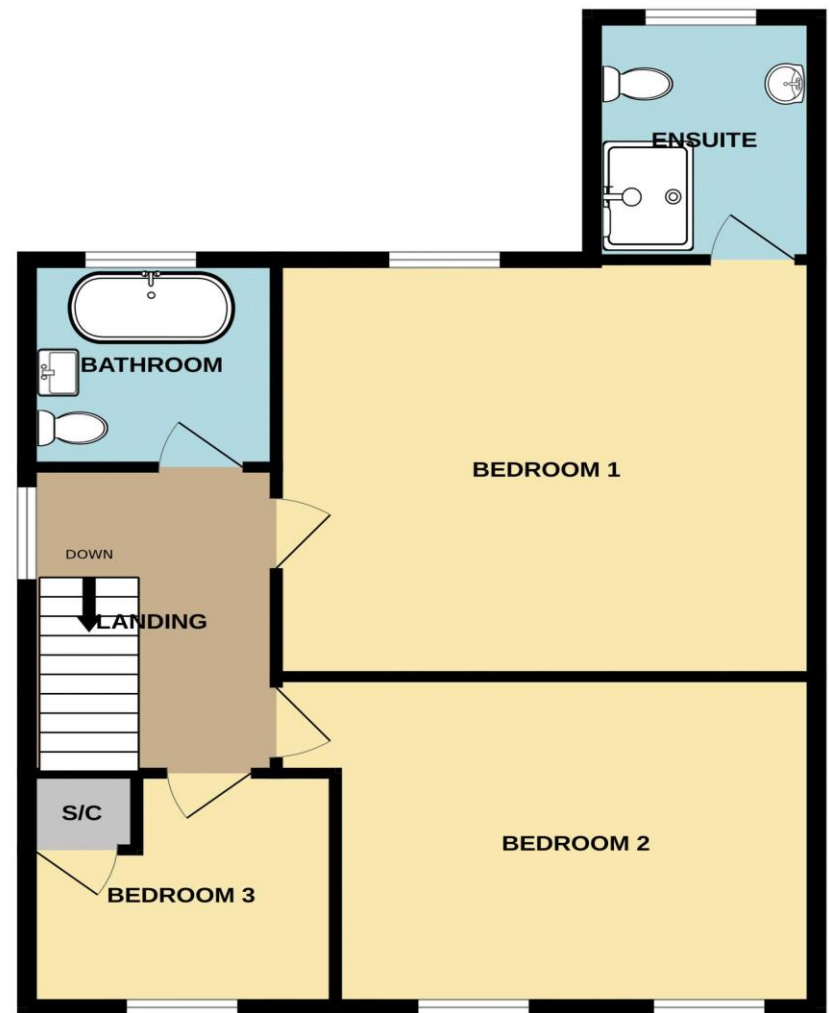
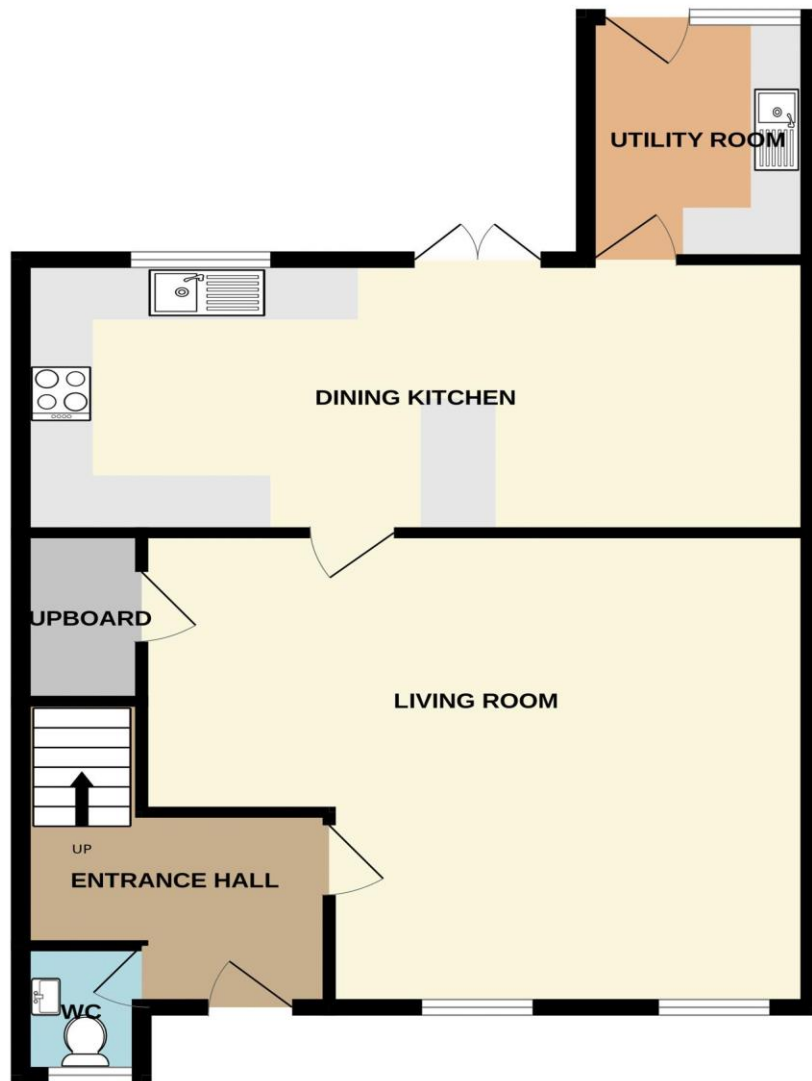






GROUND FLOOR

1ST FLOOR





Directions

From our Derby Street, Leek, offices proceed along Haywood Street, upon reaching the traffic light continue straight ahead into Broad Street. Follow this road over the mini roundabout adjacent to Morrisons supermarket on to the A53. Continue along passing through the village of Longsdon, upon entering the village of Endon just after passing the Plough Inn public house take the third right signposted B5051 Clay Lake. Follow this road into Brown Edge and after passing Rock Cottage Nursery take the third left turning into Poolfields.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street
Leek
Staffordshire
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**