



Church Road, Brown Edge, ST6 8RA.
Offers in the Region Of £215,000

Whittaker ^{Est. 1930}
& Biggs

Church Road, Brown Edge, ST6 8RA

This delightful two bedroom cottage is located in the sort after semi-rural location of Church Road, Brown Edge.

The property offers stunning views of The Potteries and beyond and is within walking distance of St Anne's Primary School and within the catchment of Endon High School. The property has a spacious layout, having living room, kitchen/diner and utility to the ground floor.

To the first floor, two bedrooms and a stunning shower room.

Externally to the rear is a terraced garden and street parking is located to the frontage. The property is offered with NO CHAIN and viewings are highly recommended to appreciate this homes location, views and layout.

Situation

Brown Edge is a sought after village situated within easy commuting distance of Leek, Endon, The Potteries and the Motorway Network. The village boasts many shops and amenities and is within the catchment for the sought after Endon Schools. St. Annes vale is set in an elevated position offering views over the surrounding countryside.



Living Room 14' 2" x 18' 1" (4.31m x 5.51m)

UPVC double glazed door and window to front aspect, radiator, feature stone fireplace with open working fire, staircase off.

Kitchen / Dining Room 12' 3" x 11' 7" (3.73m x 3.53m)

Two UPVC double glazed windows to rear aspect, stained timber double glazed window to utility, stained timber door to utility, excellent range of base cupboards and drawers incorporating electric cooker, plumbing for dishwasher, roll top work surface over incorporating one and half bowl stainless steel sink unit, electric halogen hob, matching wall cupboards with extractor, radiator.

Utility 4' 11" x 9' 10" (1.50m x 2.99m)

Stained timber double glazed window to side and rear aspects, stained timber door to rear aspect, plumbing for automatic washing machine, dryer outlet, wall mounted central heating boiler.

First Floor

Landing 0

Loft access.

Bedroom One 18' 0" x 10' 8" (5.48m x 3.25m)

Two UPVC double glazed windows to front aspect, two radiators, fitted wardrobe comprising hanging and shelving with drawers, chest of drawers.

Bedroom Two 11' 7" x 6' 2" (3.53m x 1.87m)

UPVC double glazed window to rear aspect, radiator, store with fixed shelves.

Shower Room 0

Double glazed stained timber window to side aspect, radiator, walk in shower, low level W.C. vanity, wash hand basin set in vanity, chrome heated towel rail.

Outside

Bins store, further outside store with wall light point, single power point. Stepped access leading to:

Terraced Garden 0

With barbecue area, courtesy light, cold water tap.



Note:
Council Tax Band: A

EPC Rating: D

Tenure: believed to be Freehold







Directions

From our Derby Street, Leek, offices proceed to the roundabout turning right into Haywood Street, follow this road to the traffic lights continuing straight ahead, at the mini roundabout adjacent to Morrisons supermarket proceed straight ahead out of the town. Follow this road being the A53 through the village of Longsdon, upon entering the village of Endon after just passing the Plough public house take the fourth turning right onto the B5051 signposted Brown Edge, follow this road which then becomes High Lane, after passing The Holly Bush public house on the right hand side, take the first right into Sytch Road, follow this road which then becomes Church Road and the property is situated on the right hand side identifiable by the agents To Let board

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