Whittaker & Biggs Est. 1930
Rostons Group







18 Overland Drive, Brown Edge, Stoke-On-Trent, ST6 8RF

Offers Over £215,000

- Elevated Two Bedroom Detached Bungalow
- Two Reception Rooms
- Potential To Update And Personalise
- No Upward Chain
- Highly Sought After Location Of Brown Edge
- Generous Sized Double Bedrooms
- Generous Frontage With Well-Maintained Lawn
- Close To Open Fields With Far-Reaching Horizon Views
- Spacious Family Bathroom
- Enclosed Rear Garden

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18 Overland Drive, Stoke-On-Trent ST6 8RF

REDUCED BY £10,000 An opportunity to acquire an elevated detached bungalow, peacefully positioned within a quiet cul-de-sac in the highly sought-after village of Brown Edge, occupying an enviable position close to open fields whilst enjoying delightful far-reaching horizon views. Offered to the market with the added benefit of no upward chain, this well-maintained home provides spacious accommodation, ample off-road parking, a detached garage and exciting potential to modernise and add value.

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Council Tax Band: C





Internally, the property has been lovingly maintained throughout and offers well-proportioned accommodation comprising a welcoming lounge with a picture window framing the impressive horizon views, a separate dining room, fitted kitchen, two generous double bedrooms and a spacious family bathroom. Whilst ready to move into, the property presents an excellent opportunity for a purchaser to update and personalise to their own specification. There is also potential to create a superb open-plan kitchen/dining space by opening the existing kitchen into the adjoining dining room, creating a layout perfectly suited to modern living.

Externally, the bungalow enjoys a generous frontage with a well-maintained lawn, established flower and shrub borders, together with a driveway providing ample off-road parking leading to the detached garage. Its elevated position enhances the property's kerb appeal whilst making the very most of the picturesque outlook on the horizon.

The enclosed rear garden has been thoughtfully designed for ease of maintenance, being predominantly laid to paving & decorative gravel with seating areas, providing a private outdoor space ideal for relaxing or entertaining. The detached garage offers excellent storage, workshop space or further parking, in addition to the substantial side driveway.

Situated on the edge of open countryside, yet within easy reach of Brown Edge village amenities, highly regarded schools and excellent commuter links, this delightful bungalow combines peaceful village living with everyday convenience.

Offered for sale with no upward chain, viewing is highly recommended to fully appreciate the exceptional position, far-reaching views and outstanding potential this charming home has to offer.

Kitchen
10'0" x 7'0"
Fitted with a range of wall and base units incorporating rolled-edge work surfaces with a single drainer stainless steel sink unit and mixer tap. Plumbing for a washing machine, space for an electric cooker and freestanding fridge/freezer. Complementary tiled walls and tiled flooring. Hardwood half-glazed side entrance door with obscure leaded glass panel and hardwood double glazed leaded window to the side aspect.

Dining Room
8'7" x 6'6"
Having a UPVC double glazed leaded box bay window to the front aspect, enjoying delightful far-reaching views across the surrounding countryside. Radiator. Offering excellent potential to create an open-plan kitchen/dining room by opening into the adjoining kitchen, subject to any necessary consents.

Lounge
13'10" x 10'11"
A bright and spacious reception room enjoying a UPVC double glazed leaded curved bay window to the front aspect, taking full advantage of the far-reaching countryside views, together with a further UPVC double glazed leaded window to the side aspect providing additional natural light. Feature gas fire set within a timber surround with matching display shelving. Radiator and coving to the ceiling.

Inner Hallway
Having access to the loft space. Wall mounted alarm control panel.

Bathroom
7'1" x 6'7"
Fitted with a three-piece suite comprising a corner panelled bath with

telephone-style mixer shower attachment, low-level WC and wash hand basin set within a vanity storage unit. Fully tiled walls, obscure double glazed window to the side aspect and airing cupboard housing the gas central heating boiler with useful linen storage below.

Bedroom One

10'5" x 11'2"

Having a hardwood double glazed leaded window to the rear aspect overlooking the rear garden. Radiator.

Bedroom Two

12'11" x 10'1"

Having a hardwood double glazed leaded window to the side aspect. Radiator.

Externally

To the front of the property is a lawned garden with mature flower and shrub borders together with a driveway providing ample off-road parking leading to the detached garage. Side access, leads to the enclosed rear garden, being predominantly laid to decorative gravel with paved patio seating areas and established borders, designed for ease of maintenance.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.









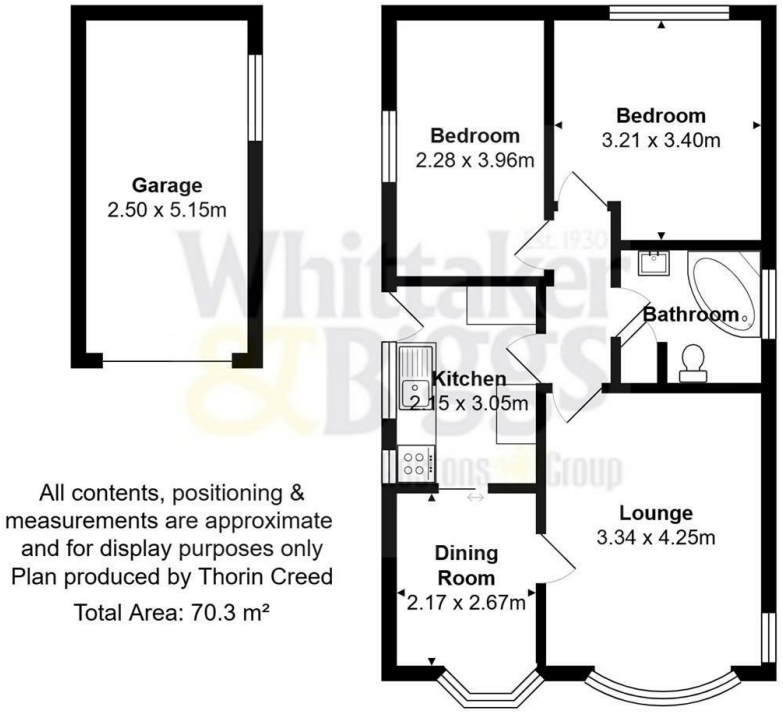




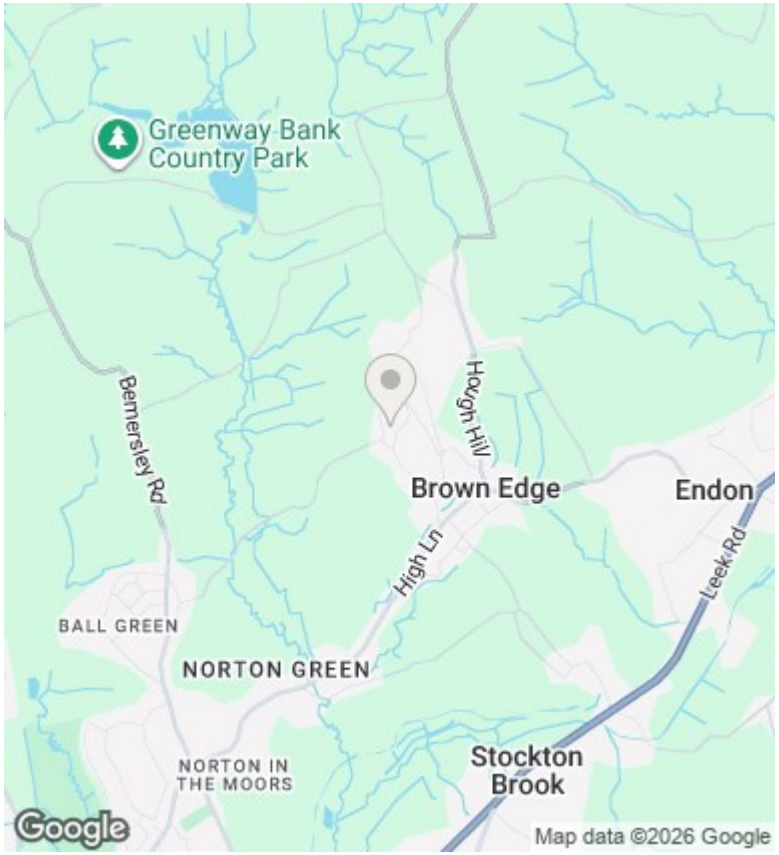








All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed
Total Area: 70.3 m²



Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

C

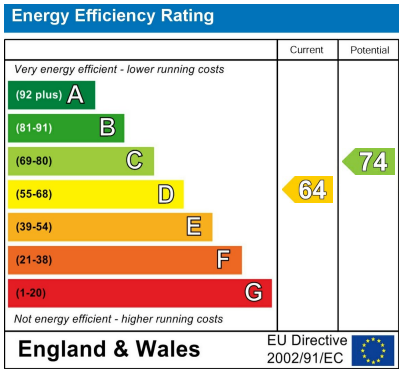


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