



## 8 Poolfields Court, Brown Edge, Stoke-On-Trent, ST6 8XR

£220,000

- Three-bedroom semi-detached home
- Spacious lounge diner & kitchen diner
- Ideal for first-time buyers, families, and downsizers
- Sought-after cul-de-sac location
- Ground floor WC
- Generous corner plot with lawned garden
- Attached garage with conversion potential (subject to regulations)

# 8 Poolfields Court, Stoke-On-Trent ST6 8XR

Situated within a quiet cul-de-sac on a generous corner-sized plot, this well proportioned three-bedroom semi-detached home presents an excellent opportunity for first-time buyers, growing families, and downsizers.



Council Tax Band: B



The property opens into a welcoming hallway with a useful ground floor WC, leading through to a spacious lounge diner, a flexible living space well suited to both everyday family life and entertaining. To the rear, a kitchen diner provides ample space for dining and opens directly onto the garden, ensuring a strong indoor/outdoor connection that buyers consistently value with potential for a conservatory, if required.

French doors lead out to a good-sized, lawned rear garden, offering privacy and plenty of scope for landscaping. The property also benefits from an attached garage, which is a superb addition & a rarity at this price point. The garage offers excellent storage & has clear potential for conversion into additional accommodation, subject to the necessary building regulations, an attractive prospect for buyers thinking long term.

To the first floor are three well-proportioned bedrooms and a family bathroom with the front bedrooms having lovely horizon views.

Located in the popular village of Brown Edge, this property is ideally positioned for access to highly regarded local schools, including St Anne's Vale Primary School and is conveniently placed for nearby towns such as Leek and Biddulph making it a strong option for commuters and families alike.

An attractively priced family sized home with excellent potential, set in a sought after village location all with no upward chain.

### **Entrance Hall**

Glazed front entrance door, radiator. Stairs off to first floor landing.

### **Lounge**

17'1" x 12'5"

Spacious lounge having a Upvc double glazed window having views to front aspect , radiator. Door to ground floor WC. Double doors opening into Dining Kitchen.

### **Kitchen / Diner**

15'8" x 9'10"

Having a range of modern light wood effect wall and base units with work surfaces over incorporating a stainless steel sink unit with drainer and mixer tap over, high level integrated double oven with separate electric hob, space for washing machine and dishwasher and integrated fridge and separate freezer. Tiled flooring and tiled splashbacks, wall mounted gas combination boiler. Space for table and chairs, radiator, inset spotlights. Upvc double glazed window to the rear. Upvc double glazed sliding patio doors providing access to rear garden.

### **Downstairs WC**

6'6" x 3'1"

Low level WC, wall mounted wash hand basin, radiator.

### **Bedroom One**

15'0" x 8'8"

Upvc double glazed window to the front aspect have far reaching views, radiator.

### **Bedroom Two**

12'2" x 8'2"

Upvc double glazed window to the rear aspect, radiator.

### **Bedroom Three**

8'3" x 7'3"

Upvc double glazed window having far reaching views to the front aspect.

### **Bathroom**

6'8" x 6'8"

Low level wc, pedestal wash hand basin, panelled bath with mixer tap shower head and glass shower screen, obscure glazed window to the rear aspect, tiled floor, half tiled splashback walls and radiator.

### **Landing**

Feature spindle balustrade and access to loft.

### **Attached Garage**

Metal up and over door, power and light. Access to rear garden.

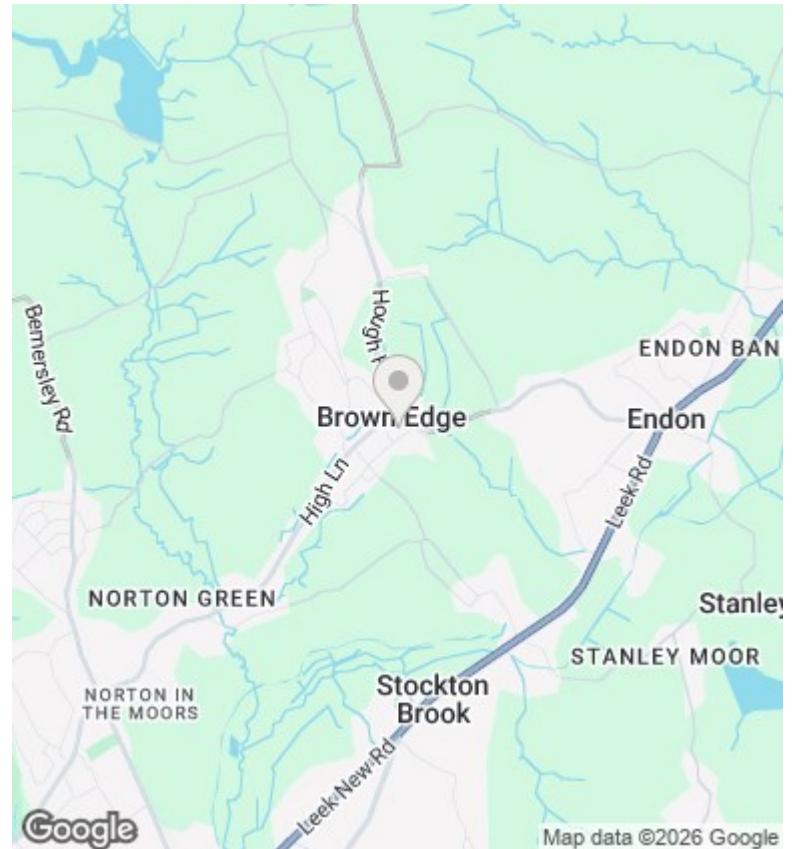
### **Externally**

To the front of the property is a tarmacadam drive providing off road parking with the remainder laid to lawn,

To the rear of the property is a good sized fully enclosed garden laid to lawn with a cobble style patio area and fenced boundaries.







## Directions

### Viewings

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

### Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	73
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC