Whittaker&Biggs Est. 1930
Rostons Group

21 Brownhill Road, Brown Edge, Stoke-On-Trent, ST6 8QY

Offers In Excess Of £235,000

- Two bedroom detached dormer bungalow
- Driveway with dual access
- Two reception rooms
- NO CHAIN
- Located within a cul de sac
- Detached brick constructed garage
- Study
- Excellent views
- Rear garden
- Bedroom One to the first floor

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006

leek@whittakerandbiggs.co.uk https://www.whittakerandbiggs.co.uk/

21 Brownhill Road, Stoke-On-Trent ST6 8QY

Nestled in the charming village of Brown Edge, Staffordshire Moorlands, this delightful two-bedroom detached dormer bungalow on Brownhill Road offers a perfect blend of comfort and potential. Set in a peaceful cul-de-sac, the property boasts excellent views that enhance its appeal.

Upon entering, you are welcomed into a spacious living room, which provides a warm and inviting atmosphere for relaxation and entertaining. Adjacent to the living room is a study room, ideal for those who work from home or require a quiet space for reading and reflection. The fitted kitchen is practical and functional, leading to a rear porch that offers easy access to the enclosed rear garden, perfect for enjoying the outdoors in privacy.

The bungalow features two well-proportioned bedrooms, with the first bedroom conveniently located on the first floor. The shower room is thoughtfully designed, catering to the needs of modern living.

2 1 2 D

Council Tax Band: D

Hallway
UPVC double glazed door to the side elevation, radiator, built-in storage cupboard.

Living Room
21'11" x 12'0"
Two radiators, electric fire set on marble style hearth, surround and wood mantle, UPVC double glazed window to the side elevation with stain glass feature, UPVC double glazed bay window to the front elevation.

Study
9'8" x 7'7"
Radiator, UPVC double glazed bay window to the front elevation and UPVC double glazed window to the side elevation.

Kitchen
14'1" x 10'0" max measurements
Range of fitted units to the base and eye level, stainless steel one and a half sink unit with drainer and chrome mixer tap, wall mounted Baxi gas fire boiler, Beko four ring gas hob, gas grill/oven, extractor above, space for a freestanding fridge/freezer, space for a washing machine, radiator, UPVC double glazed window to the rear and side elevation.

Bedroom Two
13'10" x 9'8"
Radiator, UPVC double glazed window to the side, built-in wardrobes.

Dining Room
12'7" x 11'5"
Two radiators, UPVC double glazed bay window to the rear elevation.

Shower Room
6'3" x 5'4"
Corner shower enclosure with chrome fitment, chrome heated ladder radiator, pedestal wash hand basin with chrome taps, low level WC, fully tiled, UPVC double glazed window to the side elevation.

Rear Porch
3'8" x 3'1"
UPVC double-glazed window to the side elevation, UPVC double-glazed door to the rear elevation.

First Floor

Landing
Eaves storage,

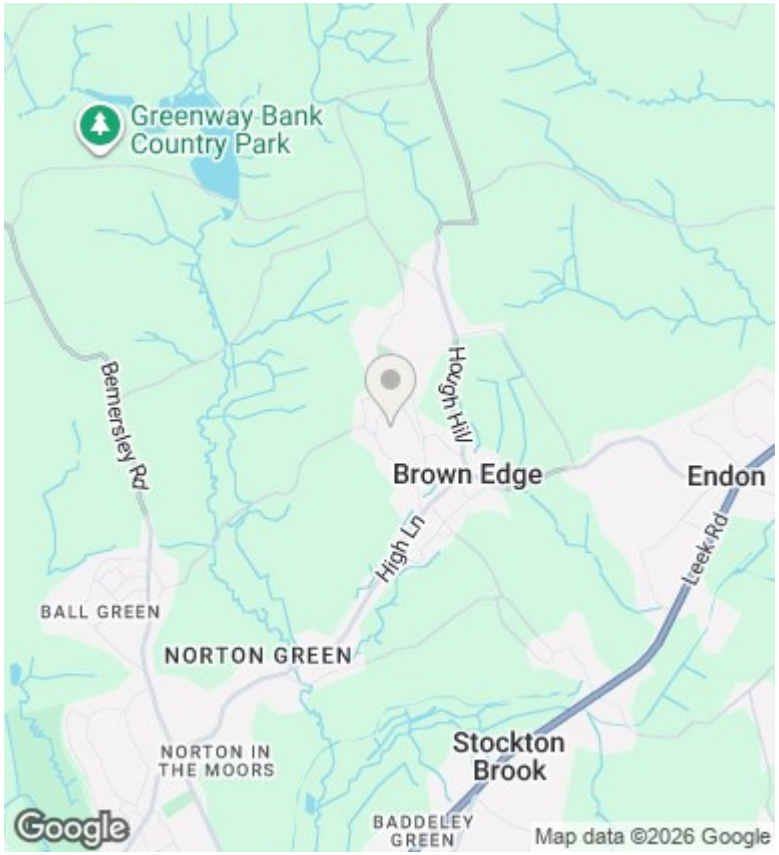
Bedroom One
17'1" x 9'11" max measurements
UPVC double glazed window to the side, electric radiator.

Externally
To the front, dual access to the paved driveway, wall and fenced boundary, well-stocked borders, gated access to one side of the house and a continuation of the paved driveway to the other. Rear garden, laid to patio, area laid to lawn, fenced boundary, well-stocked borders, mature trees, plants and shrubs.

Garage

16'11" x 7'11"

Up and over door, door to the side, light, power, UPVC double glazed window to the side.



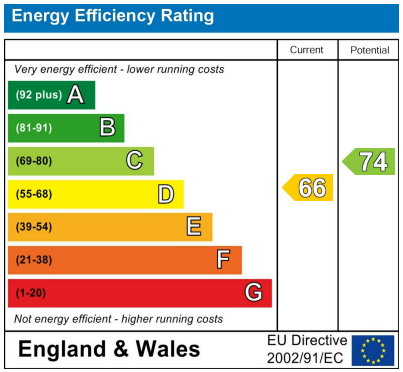
Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

D



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