



15 Church Road, Brown Edge, Stoke-On-Trent, ST6 8RA

Offers In The Region Of £295,000

- Well-presented detached bungalow situated in a sought-after residential location
- Contemporary shower room finished to a modern standard
- Usable loft space featuring Velux skylights and a radiator, ideal for hobbies, a home office, or storage (subject to any necessary approvals)
- Private driveway providing off-road parking, leading to a detached garage
- Well-appointed kitchen with direct access to a substantial conservatory
- Low-maintenance, west-facing rear garden, perfect for enjoying afternoon and evening sun
- Two spacious double bedrooms offering comfortable accommodation
- Spacious conservatory providing a versatile additional reception or dining area
- Bright and practical layout designed for convenient single-storey living

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Whittaker & Biggs would like to welcome you to this delightful detached bungalow located in Brown edge. With two well-proportioned bedrooms and a bright reception room, the home is designed for convenient single-storey living, making it an ideal choice for those seeking ease and accessibility.

One of the standout features of this property is the spacious conservatory, which serves as a versatile additional reception or dining area. This lovely space invites natural light and provides a wonderful spot to relax or entertain guests. The usable loft space, complete with Velux skylights and a radiator, adds further appeal, offering an excellent area for hobbies, a home office, or simply extra storage.

The low-maintenance, west-facing rear garden is perfect for those who enjoy soaking up the afternoon and evening sun, providing a serene outdoor retreat. Additionally, the property boasts a private driveway that offers off-road parking, leading to a detached garage, ensuring ample space for vehicles and storage.



Council Tax Band: C



Hall

UPVC double glazed door to the side aspect, loft access via pull-down-ladder, tiled floor, radiator, inset ceiling spotlights, cupboard housing the Worcester combi boiler.

Sitting Room

13'10" x 11'10" not in to bay window

UPVC double glazed bay window to the frontage, UPVC double glazed window to the side aspect, gas fire, marble hearth and surround, two radiators.

Kitchen

10'1" x 9'11"

UPVC double glazed door to the rear, UPVC double glazed window to the side aspect, units to the base and eye level, space for a freestanding cooker, extractor hood, stainless steel sink and a half with drainer, chrome mixer tap, space and plumbing for a washing machine, space for a freestanding fridge freezer, inset ceiling spotlights, radiator.

Conservatory

20'6" x 10'0"

UPVC double glazed construction, polycarbonate roof, French doors to the right side aspect, door to the left side aspect, tiled floor, radiator.

Shower Room

6'3" x 5'3"

UPVC double glazed window to the side aspect, quadrant shower enclosure, chrome fittings, rainfall showerhead, corner vanity wash hand basin, chrome

mixer tap, low level WC, chrome ladder radiator, fully tiled, inset ceiling spotlights, extractor fan.

Bedroom One

13'10" x 9'8" not in to bay window

UPVC double glazed bay window to the frontage, radiator.

Bedroom Two

12'8" x 11'5"

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, radiator.

Loft Space

22'4" x 9'9"

Accessed from the hall via pull-down-ladder, Velux skylight to the frontage, Velux Skylight to the rear, Velux skylight to the side aspect, eaves storage, ceiling spotlights, radiator.

Externally

To the frontage, tarmac driveway, area laid to lawn, fence boundary, well stocked borders, gated access to the rear.

To the rear, paved garden, fence boundary.

Detached Garage

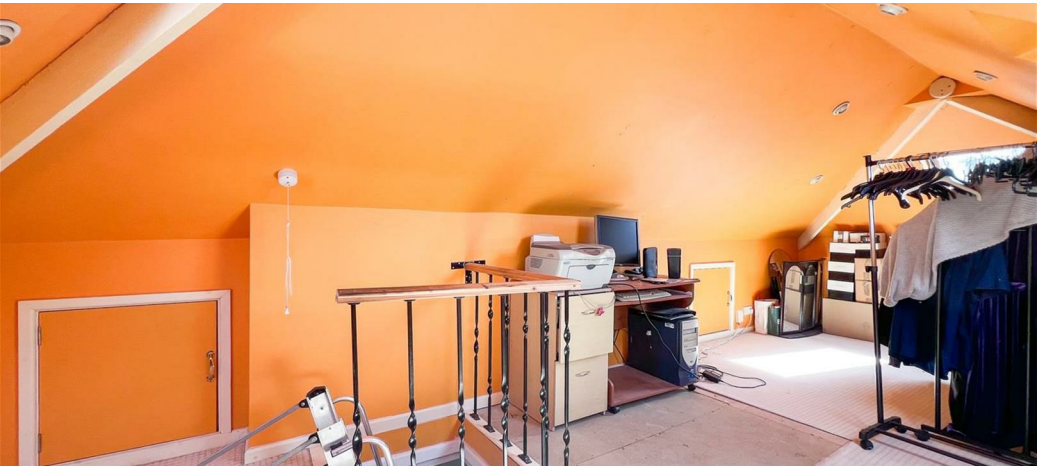
Brick construction, metal up-and-over door, UPVC double glazed pedestrian door to the side aspect, power and light.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those

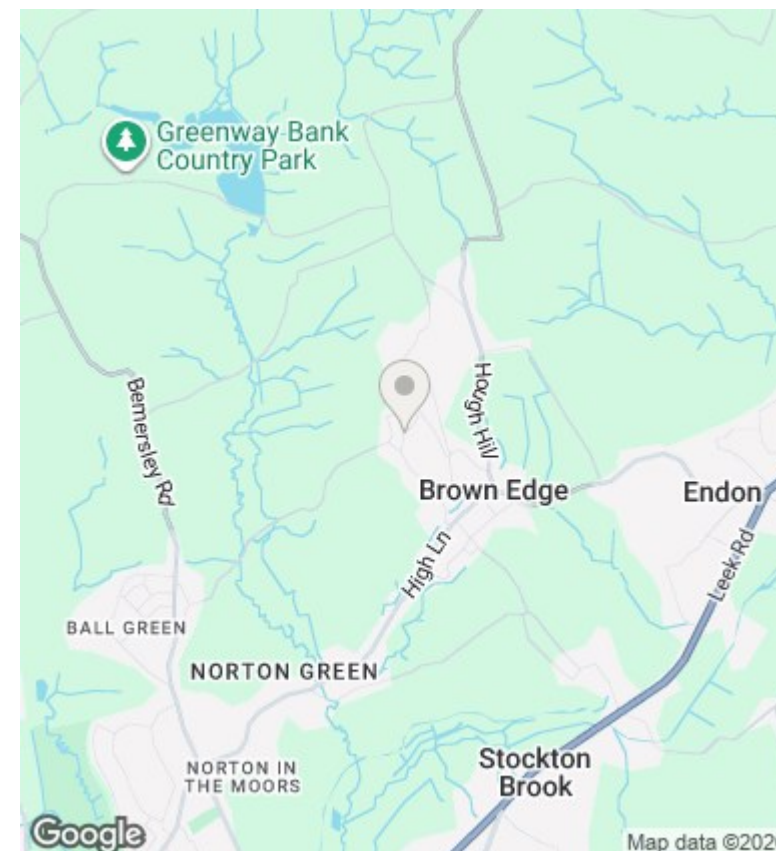
buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £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.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Floorplan Creator



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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