



## 158 High Lane, Brown Edge, Stoke-On-Trent, ST6 8QB

Offers In The Region Of £300,000

- Beautifully presented three-bedroom property situated in a sought after location
- Smart Nest heating system installed, allowing efficient and convenient remote temperature control
- Underfloor heating throughout the entire ground floor providing luxurious warmth and a sleek finish
- Stunning open-plan kitchen, living and dining area designed for modern family living and entertaining
- Acoustic glass fitted to the front windows helping to reduce external noise and improve comfort
- Driveway providing off-road parking and benefitting from an EV charging point for electric vehicle convenience
- Contemporary bi-fold doors opening seamlessly onto the rear garden, creating an excellent indoor-outdoor flow
- Soundproofing throughout selected areas of the property for enhanced privacy and peaceful living
- Practical ground floor shower room alongside a well-appointed first floor family bathroom catering perfectly for modern family requirements

# 158 High Lane, Stoke-On-Trent ST6 8QB

Whittaker & Biggs would like to welcome you to this delightful semi-detached house, offering a perfect blend of modern living and comfort. With three well-proportioned bedrooms and two stylish bathrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by the inviting reception room complete with log burner, that provides ample space for relaxation and entertainment. The heart of the home is the open-plan kitchen, living, and dining area, which is designed for contemporary living. The area is enhanced by stunning bi-fold doors that open seamlessly onto the rear garden, creating a wonderful indoor-outdoor flow, perfect for summer gatherings or quiet evenings.

The property boasts a Smart Nest heating system, ensuring efficient temperature control throughout the home. Acoustic glass has been fitted to the front windows, providing a peaceful environment, while party wall soundproofing in selected areas enhances the tranquillity of the living spaces. Underfloor heating



Council Tax Band: A



## Ground Floor

### Sitting Room

14'2" x 11'8"

Composite double glazed door with transom window to the frontage, UPVC double glazed window with acoustic glass to the frontage, party wall sound proofing, log burner, slate hearth, exposed brick surround, under floor heating.

### Shower Room / Utility

8'0" x 6'7"

UPVC double glazed window to the side aspect, walk-in shower enclosure, chrome fittings, rainfall shower head, concealed cistern low level WC, vanity wash hand basin, black mixer tap, space and plumbing for a washing machine, space for a stacked tumble dryer, black ladder radiator, inset ceiling spotlights, under floor heating.

### Hall

Wood double glazed door to the side aspect, stairs to the first floor, exposed brick, understairs storage, inset ceiling spotlights, wall mounted gas fired Vaillant combi boiler, under floor heating.

### Kitchen / Living / Dining

16'0" x 14'3"

Powder coated aluminium bi-fold doors to the rear, Velux skylight, Magnet fitted shaker style units to the base and eye level, Bosch ceramic induction hob, extractor hood, Bosch electric fan assisted oven, CDA integral microwave, stainless steel under mount sink with a hose mixer tap, space and

plumbing for a dishwasher, space for an American style fridge freezer, space for dining table and chairs, tiled floor, exposed brick, iron beam, inset ceiling spotlights, tiled floor, under floor heating, party wall sound proofing.

## First Floor

### Landing

UPVC double glazed window to the rear, stairs to the second floor, storage cupboard, radiator.

### Bathroom

8'6" x 8'2"

UPVC double glazed window to the side aspect, double ended bath, shower over, rainfall shower head, chrome mixer tap, handheld shower attachment, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, anthracite vertical column radiator, understairs storage.

### Bedroom One

14'2" x 11'8"

UPVC double glazed window with acoustic glass to the frontage, radiator.

### Bedroom Three

8'9" x 7'9"

Two Velux skylights, radiator.

## Second Floor

### Bedroom Two

14'5" x 13'9"

Two Velux Skylights to the rear, exposed brick, radiator, built in children's bed.

## Externally

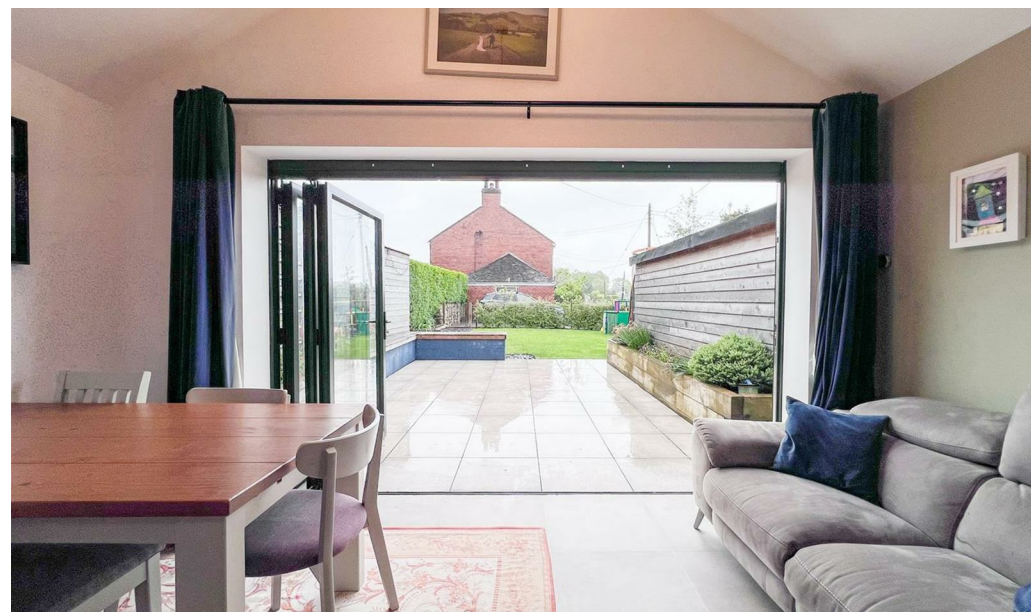
To the frontage, cobblestone forecourt, gated access to the rear.

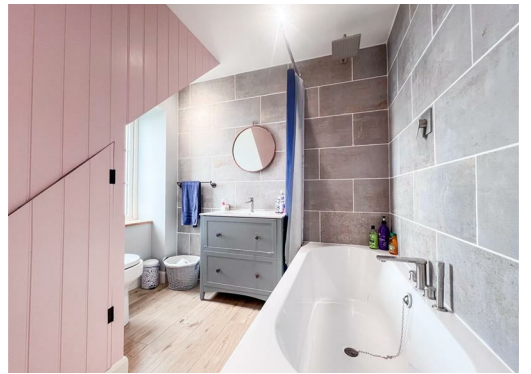
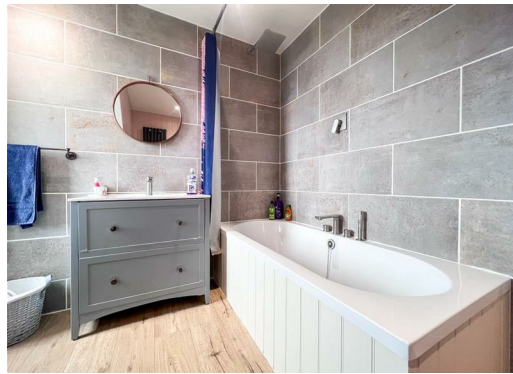
To the rear, porcelain tiled patio, area laid to lawn, raised beds, hedge boundary, timber shed with UPVC double glazed patio doors, tarmacadam driveway, EV charging point.

To the side, timber log store.

## AML REGULATIONS

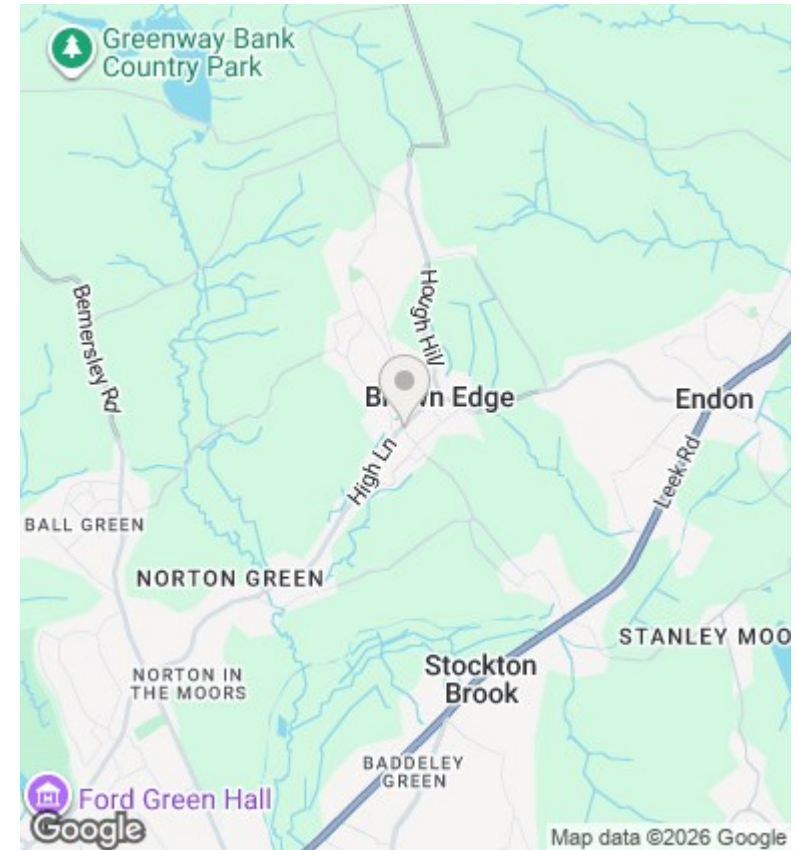
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

## Viewings

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

## Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	27	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	