



46 Church Road, Brown Edge, Staffordshire, ST6 8RA

Offers In The Region Of £190,000

- Two bedroom cottage
- Brand new kitchen with appliances
- Impressive bathroom
- NO CHAIN
- Immaculately presented throughout
- Rare opportunity
- Walking distance of St Annes Primary
- Stunning views
- Garden to the rear
- Catchment of Endon High School

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Whittaker & Biggs are pleased to bring to the market this delightful property presenting an excellent opportunity for those seeking a comfortable and modern living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for a serene retreat.

Upon entering, you will find a welcoming reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The highlight of this home is undoubtedly the brand new fitted kitchen, which comes complete with modern appliances, ensuring that cooking and dining experiences are both enjoyable and efficient. This contemporary space is designed to meet the needs of today's lifestyle, providing ample storage and functionality.

The property also features a stylish shower room, designed with a contemporary flair, offering a refreshing space to unwind after a long day. With no onward chain, this home is ready for you to move in without delay, allowing for a smooth transition into your new abode.



Council Tax Band: A



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Living Room

14'2" x 18'1"

UPVC double glazed door and window to front aspect, radiator, feature stone fireplace with open working fire, staircase off. - Size : - 14' 2" x 18' 1" (4.31m x 5.51m)

Kitchen / Dining Room

12'3" x 11'7"

Two UPVC double glazed windows to rear aspect, range of shaker style units to the base and eye level, stainless steel sink with drainer, chrome mixer tap, space and plumbing for a dishwasher, four ring ceramic hob, extractor fan, Logik electric fan assisted oven, tiled splash backs, under cupboard lighting, timber double glazed window to utility, radiator, inset downlights, wood floor, space for a dining table and chairs, space for an under counter fridge.

Utility

4'11" x 9'10"

Stained timber double glazed window to side and rear aspects, stained timber door to rear aspect, plumbing for automatic washing machine, dryer outlet, wall mounted central heating boiler. - Size : - 4' 11" x 9' 10" (1.50m x 2.99m)

First Floor

Size :

Landing

0'0"

Loft access. - Size : - 0

Bedroom One

18'0" x 10'8"

Two UPVC double glazed windows to front aspect, two radiators, fitted wardrobe comprising hanging and shelving with drawers, chest of drawers. - Size : - 18' 0" x 10' 8" (5.48m x 3.25m)

Bedroom Two

11'7" x 6'2"

UPVC double glazed window to rear aspect, radiator, store with fixed shelves. - Size : - 11' 7" x 6' 2" (3.53m x 1.87m)

Shower Room

0'0"

Double glazed stained timber window to side aspect, radiator, walk in shower, low level W.C. vanity, wash hand basin set in vanity, chrome heated towel rail. - Size : - 0

Outside

Bins store, further outside store with wall light point, single power point.

Stepped access leading to: - Size :

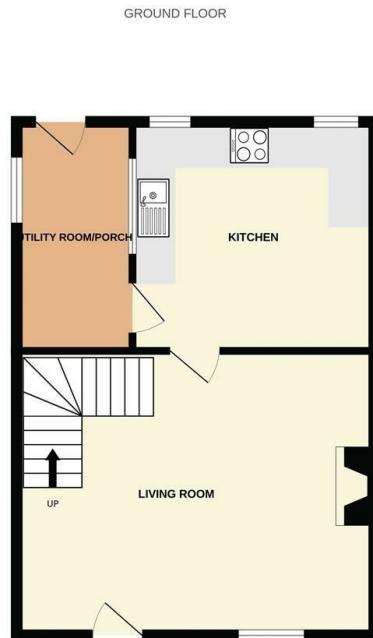
Terraced Garden

0'0"

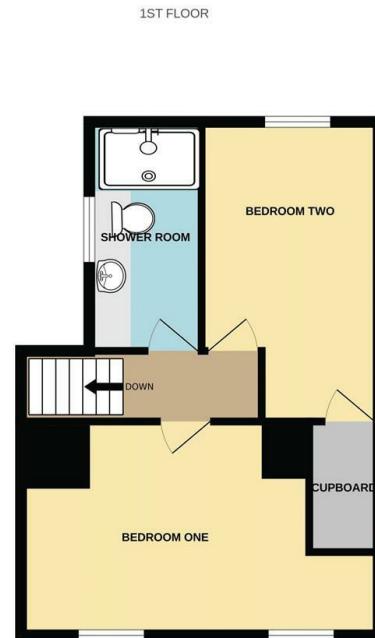
With barbecue area, courtesy light, cold water tap. - Size : - 0





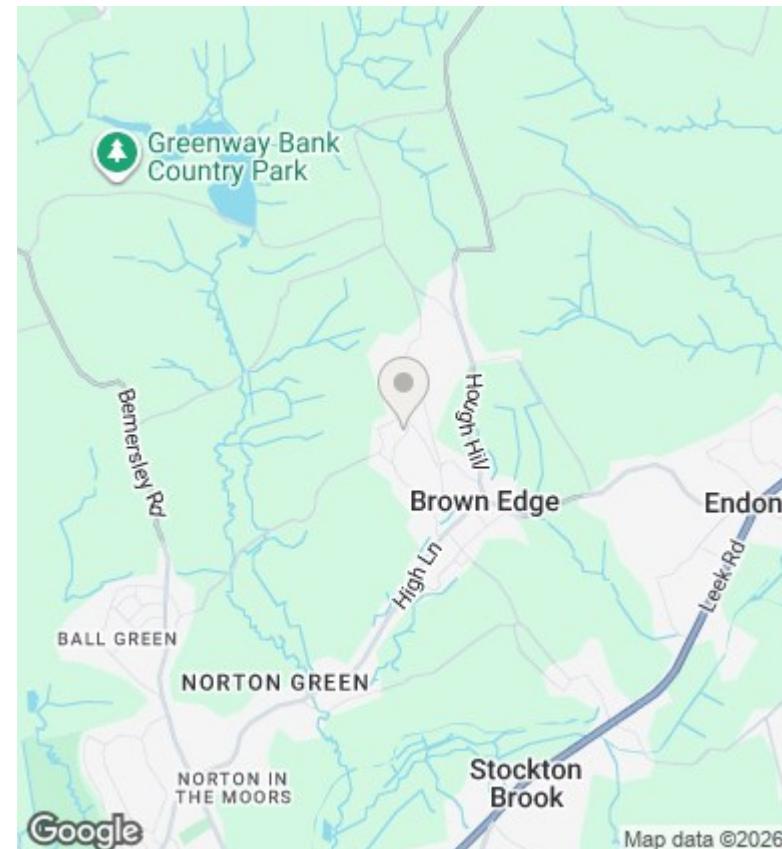


GROUND FLOOR



1ST FLOOR

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 discrepancy. This is for illustrative purposes only and should not be relied on as being accurate to 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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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

Directions

From our Derby Street, Leek, offices proceed to the roundabout turning right into Haywood Street, follow this road to the traffic lights continuing straight ahead, at the mini roundabout adjacent to Morrisons supermarket proceed straight ahead out of the town. Follow this road being the A53 through the village of Longsdon, upon entering the village of Endon after just passing the Plough public house take the fourth turning right onto the

Viewings

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

Council Tax Band

A