



## 14 Meadow Road, Brown Edge, Stoke-On-Trent, ST6 8SQ

Offers In The Region Of £210,000

- Semi detached property
- Private driveway and detached garage
- Within the catchment area for Endon High School
- Three bedrooms
- Situated in a sought after location
- Double glazed throughout
- Open plan living / kitchen / dining
- Contemporary kitchen & bathroom
- Baxi Combi boiler

# 14 Meadow Road, Stoke-On-Trent ST6 8SQ

Whittaker & Biggs are delighted to bring to the market this charming semi-detached house on Meadow Road, Brown Edge. Built in 1955, the property has been thoughtfully updated to meet contemporary standards while retaining its character.

The home boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The open-plan living, kitchen, and dining area creates a welcoming atmosphere, perfect for entertaining guests or enjoying family time. The contemporary kitchen is equipped with modern appliances, ensuring that cooking is a pleasure rather than a chore.

The property features two reception rooms, providing ample space for relaxation. The stylish bathroom has been designed with modern fixtures, offering a tranquil retreat at the end of the day.



Council Tax Band: B



## Ground Floor

### Hall

14'0" x 5'6"

Composite double glazed door with side light windows and transom window to the frontage, radiator, stairs to the first floor, understairs utility.

### Sitting Room

11'8" x 10'8"

UPVC double glazed bay window to the frontage, radiator.

### Dining Room

10'7" x 10'6"

UPVC double glazed French doors with side light windows and transom window to the rear, radiator.

### Kitchen

7'6" x 5'6"

UPVC double glazed window to the side aspect, units to the base and eye level, ceramic induction hob, Beko electric fan assisted oven, stainless steel sink and drainer, chrome mixer tap, integral fridge freezer, extractor hood, Baxi gas fired, wall mounted combi boiler.

### Utility

5'0" x 2'9"

UPVC double glazed window to the side aspect, space and plumbing for a washing machine, space for a tumble dryer.

## First Floor

## Landing

8'3" x 5'6"

UPVC double glazed window to the side aspect.

## Bathroom

7'5" x 5'5"

UPVC double glazed window to the rear, L-shaped bath, chrome mixer tap, shower over, rainfall shower head, glass shower screen, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, extractor fan, loft hatch.

## Bedroom One

11'9" x 10'9"

UPVC double glazed window to the frontage, radiator.

## Bedroom Two

10'7" x 10'6"

UPVC double glazed window to the rear, radiator.

## Bedroom Three

6'6" x 5'7"

UPVC double glazed window to the frontage, radiator.

## Loft

Boarded, plug-in light.

## Externally

To the frontage, tarmacadam and paved driveway, area laid to lawn, well stocked borders, fence and wall boundary

To the rear area laid to lawn, paved patio, gravelled area, fence boundary, detached garage.

### **Garage**

Brick construction, metal up-and-over door, windows to the rear and side aspects.

### **AML REGULATIONS**

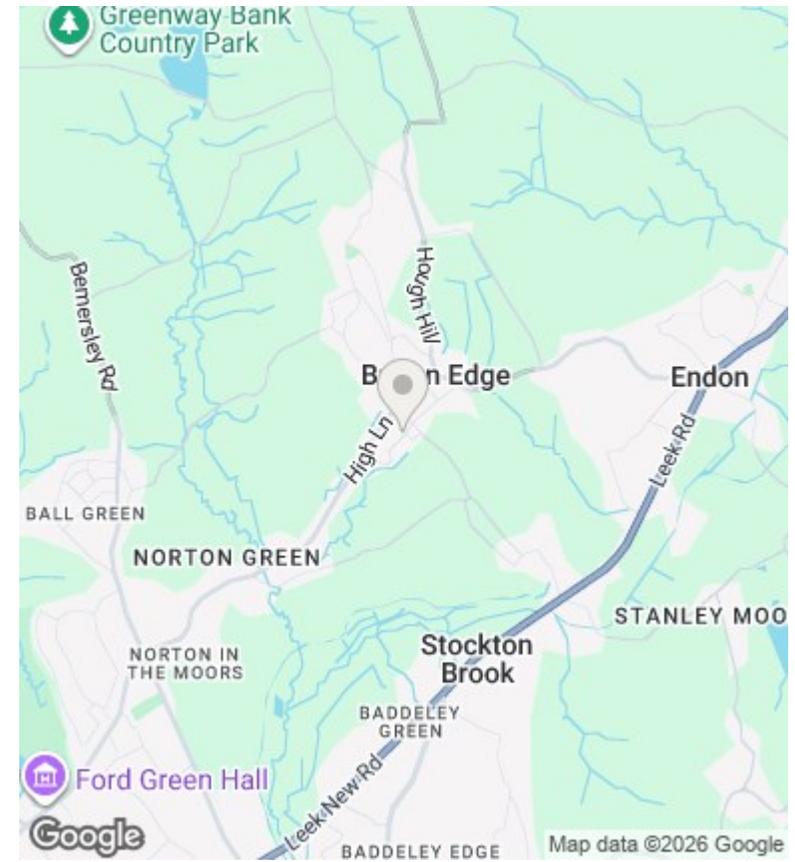
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	