



## 123 High Lane, Brown Edge, Stoke-On-Trent, ST6 8RT

Offers In The Region Of £425,000

- Selling with NO CHAIN!
- Dressing room / study
- Tiered rear garden
- Beautifully presented semi detached property
- Two bathrooms
- Upper tier, paved garden with outbuilding
- Five double bedrooms
- Open plan kitchen-diner and sitting room
- Lower tier, garden laid to lawn

# 123 High Lane, Stoke-On-Trent ST6 8RT

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this beautifully presented semi-detached house. Spanning an impressive 947 square feet, the property boasts five well-proportioned bedrooms, making it an ideal family home or a spacious retreat for those seeking extra room.

One of the standout features of this home is the open-plan kitchen-diner and sitting room, creating a warm and welcoming atmosphere, perfect for family gatherings or hosting friends. The property also features two bathrooms, ensuring convenience for all occupants.

The tiered rear garden is a delightful outdoor space, with an upper tier that includes a paved area and an outbuilding, perfect for storage or as a workshop. The lower tier is laid to lawn, offering a lovely area for children to play or for gardening enthusiasts to cultivate their green fingers.



Council Tax Band: B



## **Ground Floor**

### **Hallway**

13'7" x 5'9"

Composite double glazed door with side light window to the frontage, stairs to the first floor, radiator, understairs storage cupboard.

### **Sitting Room**

12'9" x 10'3"

UPVC double glazed bay window to the frontage, radiator, log burner, stone hearth and surround.

### **Kitchen Diner**

20'5" x 16'2" max measurement

UPVC double glazed French doors to the rear, UPVC double glazed window to the rear, units to the base and eye level, island unit, space for a range cooker (existing range not included), extractor hood, stainless steel under mount sink and a half, stainless steel mixer tap, integral Lamona dishwasher, inset ceiling spotlights.

### **Shower Room**

12'4" x 4'5"

Walk in shower enclosure, chrome fittings, rainfall shower head, wall mounted wash hand basin, chrome taps, low level WC, gas fired wall mounted Worcester combi boiler, tiled floor, inset ceiling spotlights, extractor fan.

## **First Floor**

### **Landing**

13'0" x 5'9"

Airing cupboard, loft hatch.

### **Bathroom**

10'3" x 5'8"

Double ended bath, chrome telephone style mixer tap and handheld shower attachment, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, inset ceiling spotlights, fully tiled, tiled floor.

### **Bedroom One**

13'11" x 9'3'0"

UPVC double glazed window to the rear, radiator.

### **Bedroom Two**

13'5" x 8'6"

UPVC double glazed window to the rear, radiator, inset ceiling spotlights.

### **Bedroom Three**

14'2" x 8'7"

UPVC double glazed window to the frontage, radiator, inset ceiling spotlights.

### **Bedroom Four**

9'6" x 8'7"

UPVC double glazed window to the frontage, radiator.

### **Bedroom Five**

10'3" x 7'0"

UPVC double glazed window to the rear, radiator.

## Dressing Room / Study

7'6" x 5'11"

UPVC double glazed window to the frontage, radiator.

## Externally

To the frontage tarmacadam driveway suitable for three vehicles, raised frontage with glass balustrade, wall, hedge and fence boundary, carport.

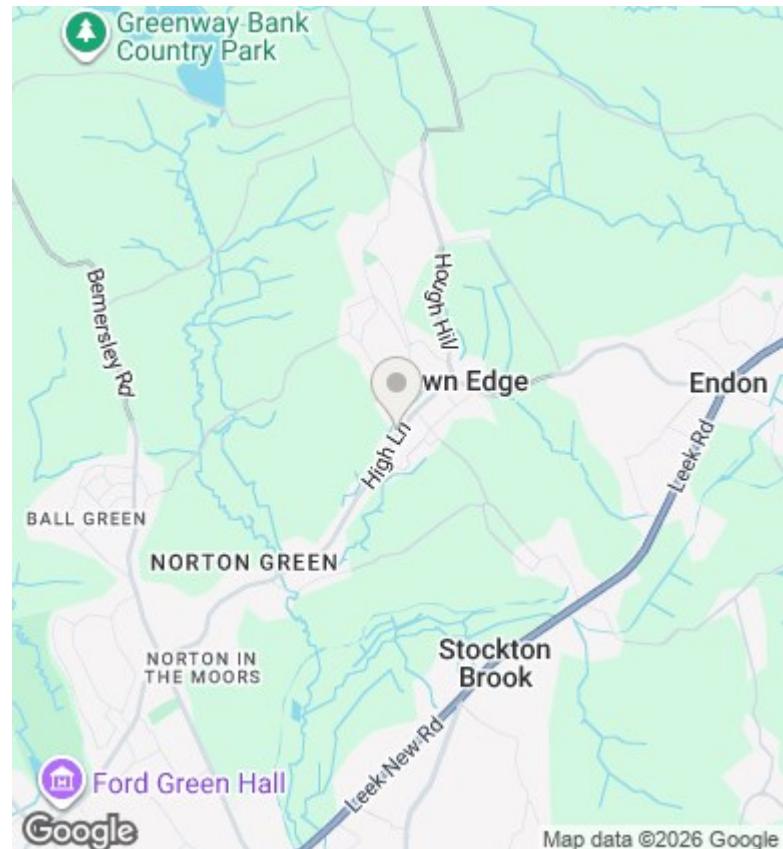
To the rear, paved garden, outbuilding, steps down to an area laid to lawn.







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
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