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Highfields

**7 High Lane, Brown Edge, Stoke on Trent,
Staffordshire, ST6 8RT**



To be Sold by Private Treaty

(subject to contract)

Highfields

7 High Lane, Brown Edge, Stoke on Trent, Staffordshire, ST6 8RT

Highfields provides a good sized detached property located in the popular residential area of Brown Edge. The ground floor briefly comprising a front entrance hall, front room, kitchen, lobby, utility and store room. The first floor comprises three bedrooms and bathroom. Benefitting from an integrated garage and has the advantage of oil fired central heating and double glazing throughout. In need of some modernisation, Highfields has the scope to become a lovely family home.

To the rear of the property there is a small paddock extending to $\frac{1}{2}$ an acre or thereabouts which could be used as a garden area or for the grazing of a small pony if desired.

Viewing is highly recommended to appreciate the potential that Highfields offers.

Offers In The Region Of:

£260,000

Situation

The property is situated adjacent to High Lane, Brown Edge to which it has good road frontage and is conveniently located approximately 7 miles from Stoke on Trent and Leek and 9.5 miles from Congleton.

Directions

If travelling from our Leek office, proceed along the A53 towards Stoke on Trent. As you past the 'Plough Inn' as you enter the village of Endon, take a right hand turn signposted for 'Brown Edge'. Proceed through the village of Brown Edge keeping on the main road and onto High Lane. The property will be found on the right hand side, just below the outskirts of Norton Green.

Description

The property comprises a brick and tiled detached dwelling, which lies adjacent to Annats Farm, Brown Edge. The property has the benefit of a spacious brick and paved forecourt to the front providing ample off road parking. There is also a paved patio area to the rear with steps down to a grass paddock.

Accommodation

The dwelling briefly comprises the following accommodation:-

Front Entrance Door

Hallway

With cloak hooks, open stair case

Front Room – 5.55m x 3.63m

With fire place and electric fire, windows to two elevations, coving to ceiling and two radiators



Kitchen – 3.04m x 4.75m

With good range of modern wall and base kitchen units, electric hob and electric cooker, windows to two elevations, storage cupboard and under stairs cupboard, radiator and part tiled walls



Lobby

With tiled floor

Cloakroom

With tiled walls, tiled floor and low flush WC

Utility Room – 2.14m x 2.46m

With windows to two elevations and radiator

Store Room

With oil fired boiler and door off to:-

Integral Garage – 2.70m x 6.22m

With up and over entrance door and concrete floor

Staircase leading to **First Floor Landing** and giving access to:-

Bedroom Number 1 – 4.00m x 3.65m

With window to rear elevation and radiator

Bedroom Number 2 – 3.63m x 4.50m

With window to front elevation, coving to ceiling and radiator

Bedroom Number 3 – 2.11m x 2.77m

With window to front elevation and radiator



Bathroom

With bath, shower cubicle, wash hand basin, low flush WC and airing cupboard

Outside

To the front of the property there is a brick a concrete forecourt which provides adequate off road parking and a stone perimeter wall with gates.

To the rear and side there is a flagged patio area to the rear.

To the rear, there is also a set of steps leading down to a grass paddock, which we believe extends to approximately ½ an acre and has potential to provide a garden area or a paddock for a small pony.

Services

We understand that the property is connected to mains electricity, water and drainage.

Tenure and Possession

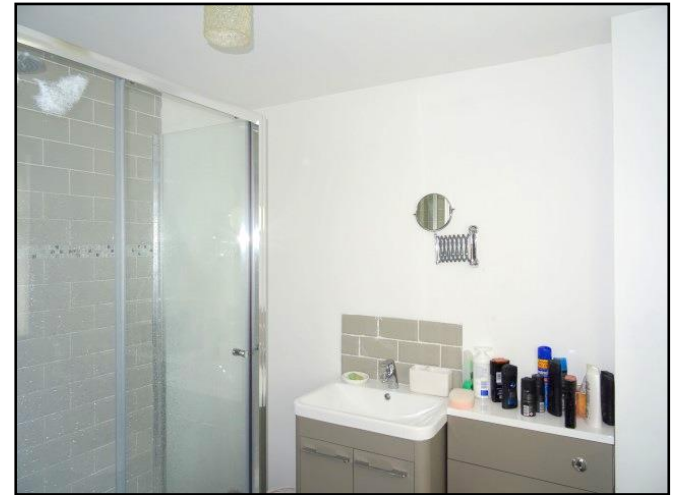
The property is held freehold and vacant possession will be given upon completion.

Local Authority

We note that the local authority are Staffordshire Moorlands District Council and Staffordshire County Council.

Mapping

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.



Wayleaves and Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Viewing

By prior arrangement through the Agents. Please email: enquiries@grahamwatkins.co.uk or telephone 01538 373308

Mortgage Provision

If you are thinking of buying a property, either through us or another agent, and require mortgage advice then please contact our office with your details and we can get our independent mortgage advisor to contact you to arrange a free no obligation meeting

Thinking of Moving?

If you have a property you are thinking of selling or renting then please contact us for a free market appraisal and advice on the best way forward. Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

Websites

www.grahamwatkins.co.uk

www.rightmove.co.uk

www.primelocation.co.uk

www.zoopla.co.uk

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