Whittaker & Biggs Est. 1930
Rostons Group







3 Bank End, Brown Edge, Stoke-On-Trent, ST6 8QR

Offers In Excess Of £350,000

- Detached family home situated in a peaceful cul-de-sac location.
- Impressive dual-aspect kitchen/dining room extending to almost 7 metres in length.
- Generous first floor family bathroom fitted with bath and separate shower enclosure.
- Substantial tiered rear garden to make the most of the outdoor setting.
- Three well-proportioned bedrooms, including a principal bedroom with en-suite shower room.
- Separate utility room providing additional storage and laundry space.
- Private driveway offering off-road parking.
- Spacious dual-aspect sitting room featuring a charming log-burning stove.
- Convenient ground floor wet room.
- Garage providing secure parking or useful storage space.

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3 Bank End, Stoke-On-Trent ST6 8QR

Whittaker & Biggs would like to welcome you to this detached family home, occupying a desirable cul-de-sac position and offering spacious and versatile accommodation ideal for family living. The property features three well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room, alongside a large family bathroom on the first floor and the added convenience of a ground floor wet room.

The heart of the home is the impressive dual-aspect kitchen/dining room, extending to almost 7 metres in length and providing an excellent space for everyday family life and entertaining. A separate utility room offers practical laundry and storage facilities, while the spacious dual-aspect sitting room creates a welcoming atmosphere with a charming log-burning stove as its focal point.

3 3 1 C

Council Tax Band: C





Location
Situated in the sought-after village of Brown Edge, Bank End benefits from a semi-rural setting whilst remaining conveniently close to everyday amenities. The village offers a strong sense of community, with local shops, pubs, schools and healthcare facilities all within easy reach. Surrounded by attractive Staffordshire countryside, residents can enjoy a variety of scenic walking routes and outdoor pursuits, while excellent road links provide straightforward access to Stoke-on-Trent, Leek and the wider motorway network. Combining village charm with practical convenience, Brown Edge is a popular location for families, professionals and those seeking a quieter pace of life without feeling isolated.

Ground Floor

Hall
7'2" x 5'11" max measurement
Composite double glazed door with sidelight window to the frontage, stairs to the first floor, radiator, tiled floor.

Kitchen Dining Room
22'10" x 11'10"
UPVC double glazed window to the frontage, UPVC double glazed window to the rear, units to the base and eye level, Stoves seven ring range oven, Rangemaster extractor hood, ceramic sink and a half with drainer, chrome mixer tap, space and plumbing for a dishwasher, space for an under counter fridge, space for a freestanding fridge freezer, space for a dining table and chairs, standard radiator, chrome ladder radiator, cupboard housing the Vaillant combi boiler.

Sitting Room
22'10" x 15'5" max measurement
UPVC double glazed window to the frontage, UPVC double glazed French doors to the rear, log burner, slate hearth, wood mantle, two radiators, ceiling beams, under stairs storage cupboard.

Utility Room
15'7" x 9'1"
UPVC double glazed French doors to the rear, units to the base and eye level, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a tumble dryer, space for a freestanding fridge freezer, two radiators.

Wet Room
7'11" x 15'7"
UPVC double glazed window to the side aspect, electric Galaxy Aqua 3000 shower, pedestal wash hand basin, chrome taps, low level WC, tiled floor, standard radiator, chrome ladder radiator.

First Floor

Landing
8'11" x 8'9"
UPVC double glazed window to the rear, radiator, loft hatch.

Bathroom
11'10" x 8'10" max measurement
UPVC double glazed window to the rear, double ended bath, chrome mixer tap with handheld shower attachment, walk in shower enclosure, chrome fitments, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, standard radiator, tiled floor.

Bedroom One
13'5" x 12'2"
UPVC double glazed window to the frontage, radiator, over stairs storage cupboard, exposed floorboards, en-suite off.

En-suite Shower Room
8'0" x 3'6"
UPVC double glazed window to the frontage, walk-in shower enclosure, chrome fitments, vanity wash hand basin, chrome mixer tap, low-level WC, inset ceiling spotlights, tiled floor, chrome ladder radiator.

Bedroom Two
13'5" x 11'10"
UPVC double glazed window to the frontage, radiator, exposed floorboards.

Bedroom Three
9'0" x 8'8"
UPVC double glazed window to the rear, radiator, exposed floor boards.

Loft
Part boarded, pull-down-ladder, accessed via the landing.

Externally

To the frontage, Indian stone paved driveway, wall and fence boundary, access to the rear, garage.

To the rear, Indian stone paved patio, tiered garden, area laid to lawn, two timber sheds, timber aviaries, glass greenhouse.

Garage

15'2" x 9'1"

Metal asymmetrical double doors, window to the side aspect, power and light.

AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

Boundary Disclaimer

The red boundary line shown on the photograph is provided for identification purposes only and is intended as a general guide to the property's boundaries. It does not constitute a legal boundary and should not be relied upon as a statement of fact. Prospective purchasers should make their own enquiries and refer to the property's title deeds, Land Registry plans and any other relevant documentation to satisfy themselves as to the exact extent of the property and its boundaries.

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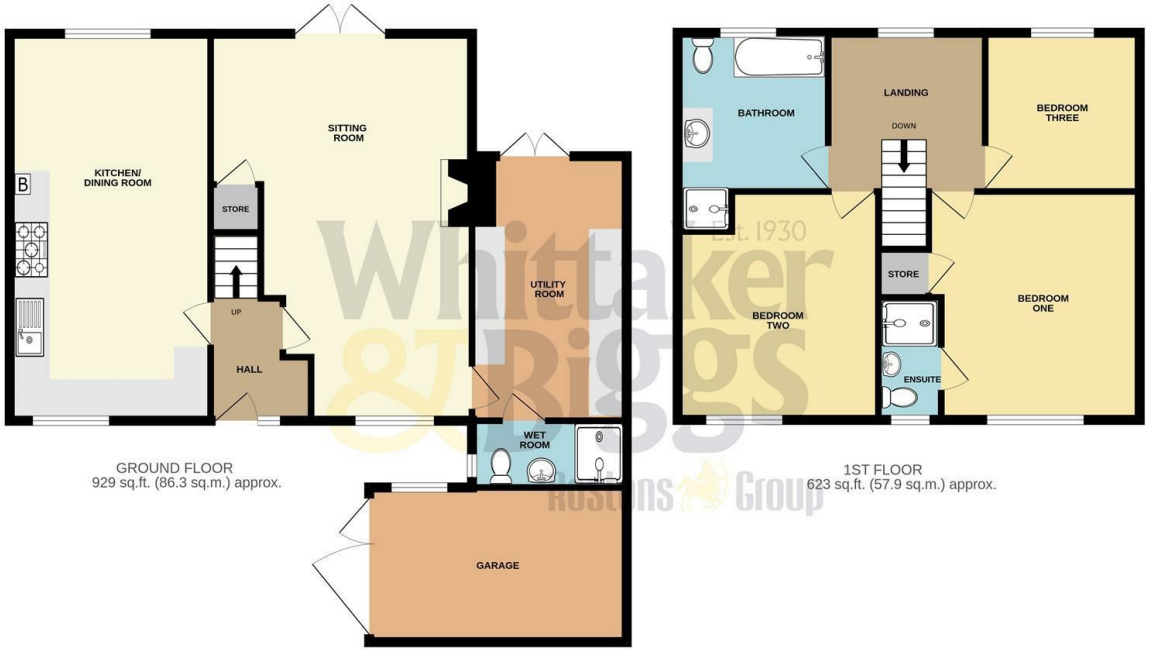






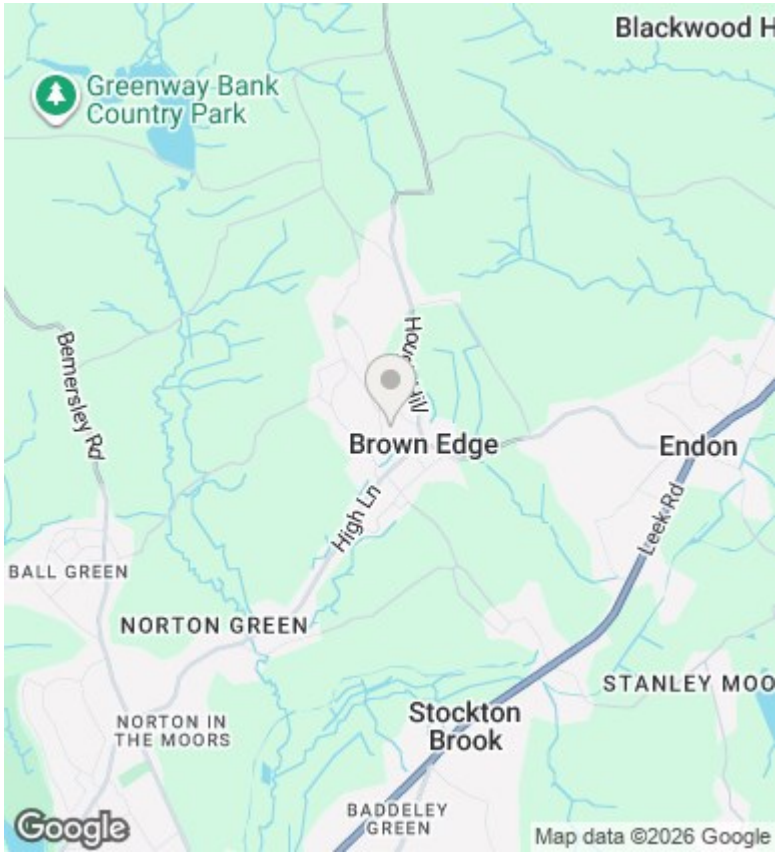






TOTAL FLOOR AREA : 1552 sq.ft. (144.2 sq.m.) approx.

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

C

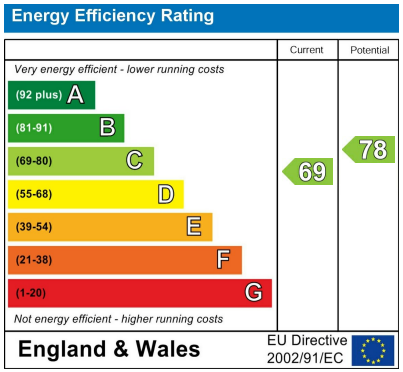


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