



Willfield Lane

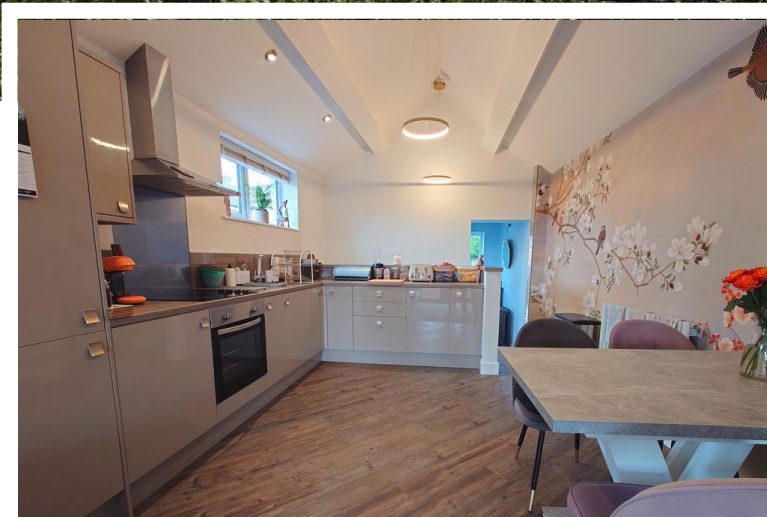
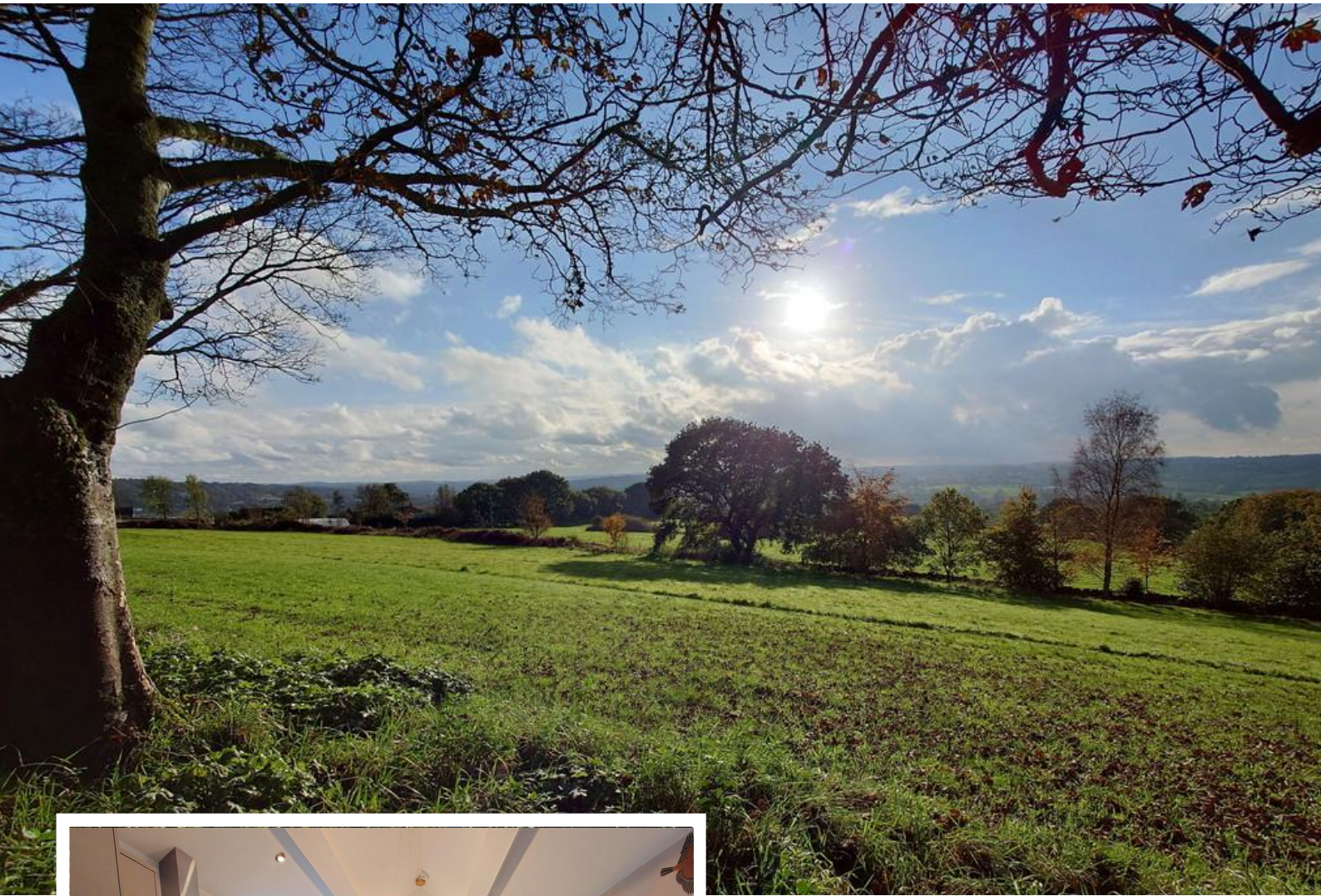
Brown Edge, ST6 8RY

- A DETACHED FAMILY HOME
- A UNIQUE PROPERTY & PLOT
- THREE BEDROOMS
- STUNNING VIEWS

- POPULAR LOCATION OF BROWN EDGE
- DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES
- LANDSCAPED GARDENS, HOT TUB & SUMMERHOUSE
- BEAUTIFULLY RENOVATED THROUGHOUT

£279,999





Property Description

INTRO

A rare opportunity to acquire a unique detached home, set in the highly regarded rural location of Brown Edge! This property has to be seen to be believed to appreciate the property specification, location and views! Standing on an elevated plot, and featuring a high standard throughout, this exclusive house comprises of entrance hall, kitchen/dining room into a luxury open plan living room, further hall, utility room, three bedrooms and a shower room. Externally features plenty of parking for multiple vehicles via a long front drive and further rear drive, and a beautifully presented landscaped garden to the rear with summerhouse and brand new Jacuzzi/hot tub. Council Tax Band B. UPVC double glazing and gas central heating from a modern gas combi boiler. On the doorstep to beautiful countryside, being in Brown Edge and surrounding areas, this isn't one to gloss over! Contact us today to register your interest.



DIRECTIONS

Please use postcode ST6 8RY. From High Lane, proceed down Willfield Lane, and proceed to Willfield Court where the property can be seen on the left hand side as identified by our For Sale sign.

ACCOMMODATION

ENTRANCE HALL

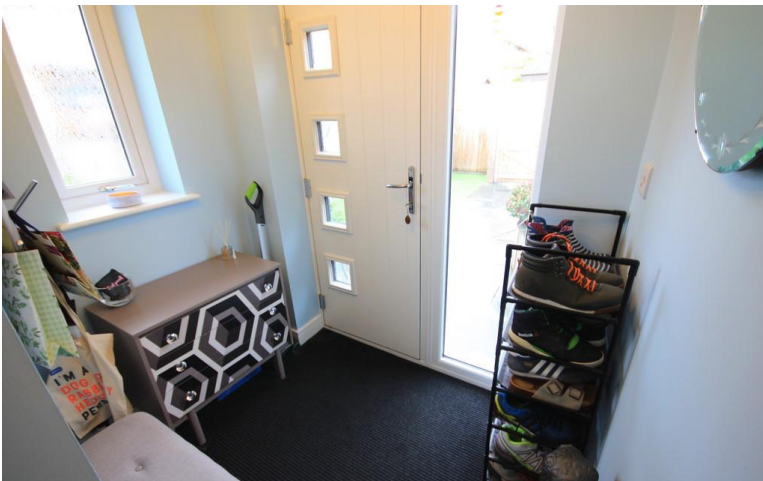
Composite front entrance door, with window pane to side. Further frosted window to the side. Victorian style iron radiator. Feature hanging light. Coir carpet. Archway leading into the open plan kitchen/ diner and lounge. Stairs leading to the ground floor hallway.



KITCHEN

12' 9" x 11' 2" (3.89m x 3.4m)

A slick and modern contemporary fitted kitchen comprising base and wall mounted cupboard units with worksurfaces over. Single drainer sink unit, incorporating 3-in-1 instant boiling water mixer tap. integrated electric oven/grill with extractor fan above. Integrated tall standing fridge freezer. Opens to open plan lounge area with Oak Inglenook style beam. Window to side, radiator. Spotlights to ceiling and 3 stylish specialized hanging light fittings. Karndean flooring. Full length size of whole room is 25'2 x 11'2.



LOUNGE

12' 9" x 11' 2" (3.89m x 3.4m)

An open plan lounge with two windows to the side elevation along with French doors and Juliet balcony, with a lovely far reaching view. Tall standing radiator. Stylish specialized hanging light fitting. Bespoke feature wall mounted electric fire.

GROUND FLOOR HALL

Newly fitted radiator.

UTILITY ROOM

7' 3" x 6' 9" (2.21m x 2.06m)

Comprising base and wall mounted cupboard units with worksurfaces over. Single drainer sink unit. Frosted window to side. Cupboard housing Glowworm Ultimate 30c gas combi boiler. Door to useful understairs store area. Plumbing and space for washing machine. Vinyl flooring and radiator. Extractor fan.



BEDROOM ONE

11' 9" x 9' 11" (3.58m x 3.02m)

Window to the front, radiator. Victorian style iron radiator. Sliding mirrored doors to bedroom three/dressing room. TV aerial point.



BEDROOM TWO

10' 9" x 8' 4" (3.28m x 2.54 m)

Window to the side, radiator. TV aerial point. Access to small useful loft area (boarded) via a pull down ladder.

BEDROOM THREE/ DRESSING ROOM

9' 7" x 7' 3" (2.92m x 2.21 m)

Frosted window to the side, radiator. Bespoke fitted Starplan wardrobes. Currently used as a dressing room, with sliding doors to the main bedroom. TV aerial point.

SHOWER ROOM

8' 4" x 5' 9" (2.54m x 1.75 m)

A luxury shower room with suite comprising of low level W.C, open fully tiled shower area with mains pressured shower and glass screen. Vanity wash hand basin with cabinet. Fully tiled walls, tiled flooring and spotlighting to the ceiling. Heated chrome towel rail to wall. Frosted window to the front. Extractor fan.



EXTERNALLY

FRONTAGE

To the front of the property there is long driveway with ample off road parking, broken slate finish and shrub borders. Through access initially to the front is also for neighbouring properties.



REAR GARDEN/ DRIVEWAY

Gate to the rear, or side steps give access to the main entrance and bin store. The beautifully landscaped rear elevated garden area offers artificial astro turf lawn, paving, and is enclosed with fencing and shrub borders. The summerhouse is included with the sale, having electric power and lighting. The brand new hot tub/jacuzzi (unused, bought for £4,000) is also included in the sale. Gated access leads to the driveway with private parking for two vehicles to the rear.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.





FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



LOCAL AUTHORITY

Staffordshire Moorlands Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: 78C Potential: 90B





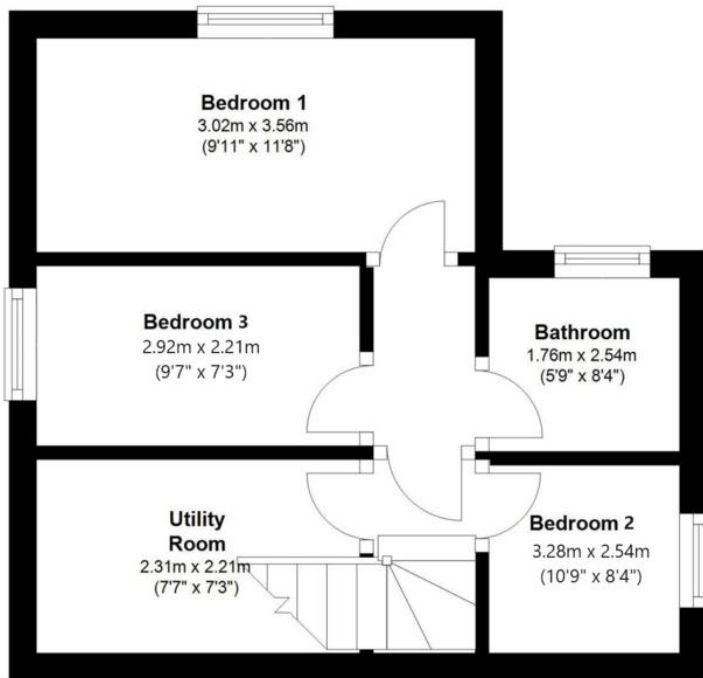




Ground Floor



First Floor



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements