



STEPHENSON BROWNE

## Brook Meadow, Stoke-On-Trent

ST6 8GP



Offers Over £190,000

## Description

A Modernised Three-Bedroom Property.

Located on Brook Meadow in Stoke-on-Trent, this well-presented three-bedroom property is conveniently positioned for local amenities, schools, and commuter links, offering comfortable, move-in-ready accommodation ideal for modern living.

Externally, the property benefits from off-road parking at the front, while to the rear there is a landscaped garden providing an attractive and low-maintenance outdoor space.

Inside, the welcoming entrance hall includes a ground-floor WC, leading through to a spacious living room featuring a contemporary media wall with electric fire. To the rear, the kitchen diner offers a practical and sociable space with under-stairs storage, opening into a bright sun room overlooking the garden.

Upstairs, there are three well-proportioned bedrooms, with the main bedroom benefiting from an ensuite shower room, alongside a family bathroom and useful landing storage cupboard.

Overall, this is a thoughtfully updated home combining modern features, practical outdoor space, and a convenient residential setting.

Agent note-Barratt homes are currently buying the freehold of this property

\*AGENCY NOTE - Please be advised this is a leasehold property Barratt Homes are currently going through the process of purchasing the freehold alongside the sale.

Council Borough: Stoke-On-Trent

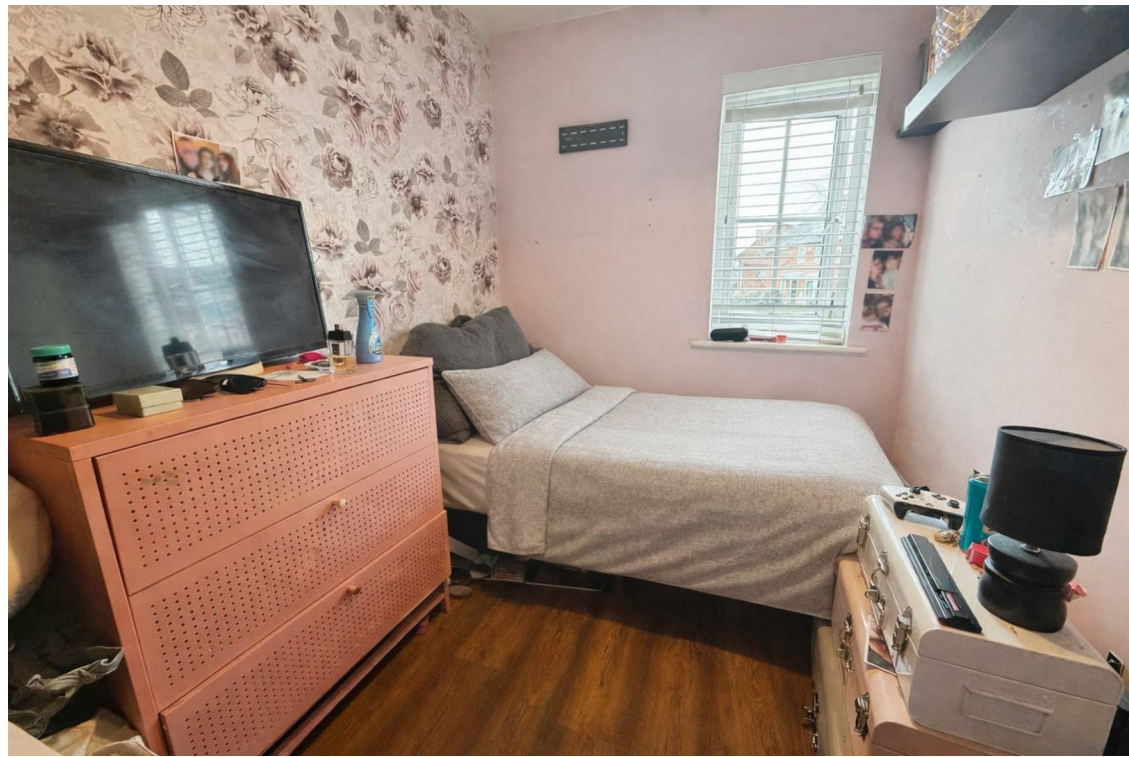


Council Tax Band: C  
Tenure: Freehold



**Viewing**

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



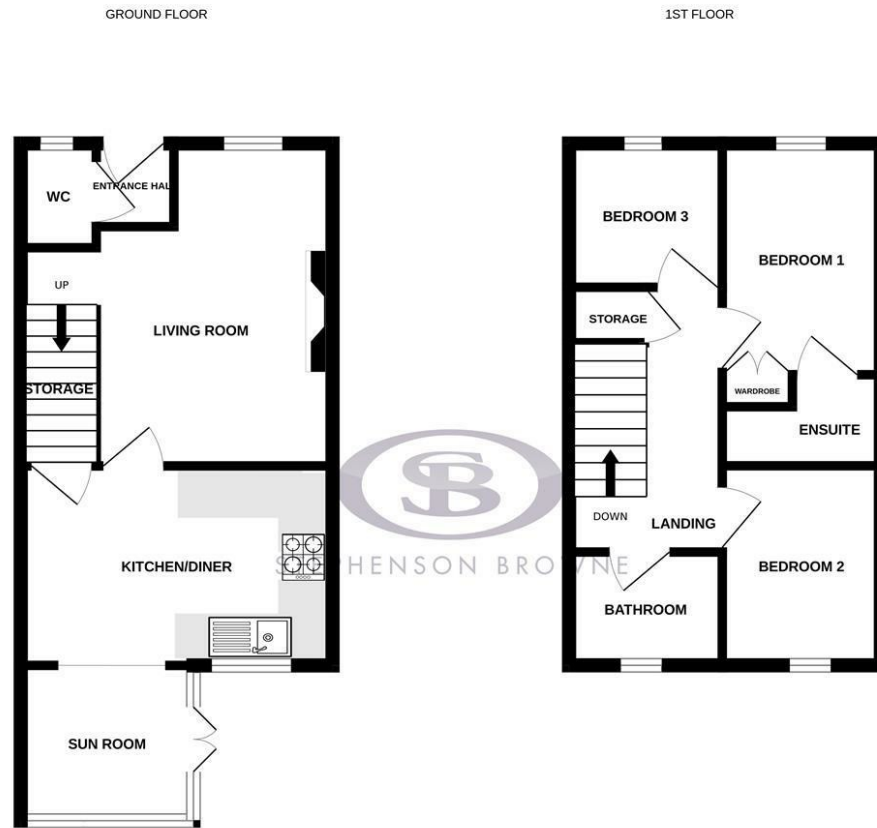
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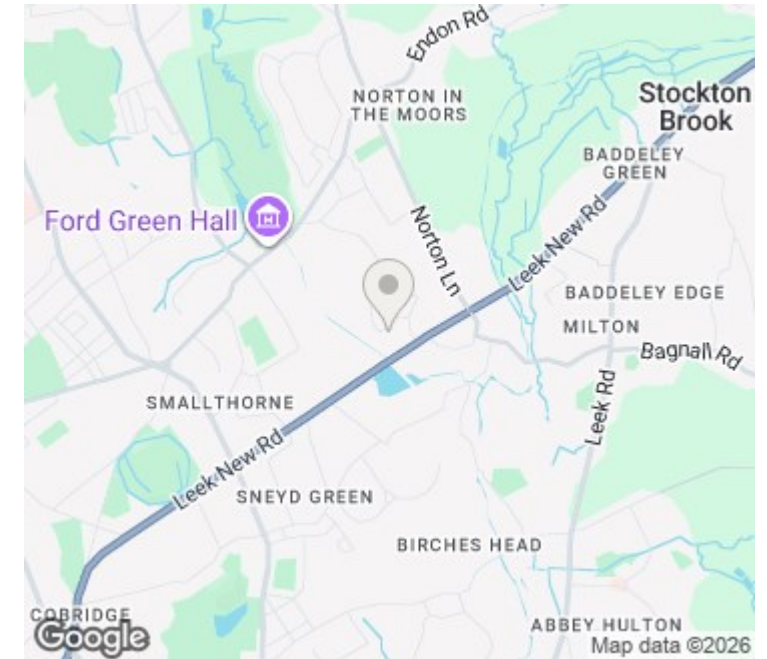
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# Floorplans



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. Made with Metropix ©2025

# Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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