



**213 High Street**

ST7 8AA

**£210,000**



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STEPHENSON BROWNE



This unique end-of-terrace property, offering a charming cottage feel, stands apart from the norm and is bursting with character from the moment you arrive. Situated on Halmer End in the highly sought-after village, this delightful home seamlessly blends style, comfort, and practicality, making it an ideal choice for first-time buyers or savvy investors alike.

To the front, a large private driveway provides off-road parking for up to four vehicles, bordered by tall hedges and secure fencing that create an excellent sense of privacy rarely found with properties of this style.

At the rear, the property benefits from a low-maintenance courtyard-style garden, neatly finished with Astro turf, the perfect spot for morning coffee, outdoor relaxation, or entertaining guests in a peaceful and private setting.

Inside, you are welcomed by a bright and spacious open-plan living area, beautifully illuminated by a large bay window and additional windows throughout the ground floor. Exposed wooden beams add heaps of character, reinforcing the cottage-style charm, while the modern kitchen sits at the far end of the room. It features ample storage units, an induction hob, and an electric oven, ideal for those who enjoy cooking and socialising. The open layout comfortably accommodates both dining and lounge areas, with useful understairs storage enhancing everyday practicality.

Upstairs, there are three well-proportioned bedrooms, each offering plenty of natural light and flexibility for use as a home office or guest room. The main bedroom is generously sized, and a boiler cupboard on the landing provides additional convenient storage. The modern family bathroom is tastefully finished and well maintained, while a landing window further enhances the home's bright and airy feel. Set within a quiet and desirable part of Audley, this distinctive home perfectly combines modern living with everyday convenience.

Council Borough: Stoke-on-Trent City Council





**Ground Floor**

**Kitchen (Open Plan)**

13'3" x 34'3"

**Living/Dining area (Open Plan)**

34'3" x 14'8"

**Understairs Storage**

6'5" x 2'7"

**First Floor**

**Bedroom One**

10'9" x 14'0"

**Bedroom Two**

8'3" x 13'10"

**Bedroom Three**

12'1" x 6'11"

**Bathroom**

7'9" x 5'7"

**Boiler/ Storage Cupboard**

2'10" x 2'9"

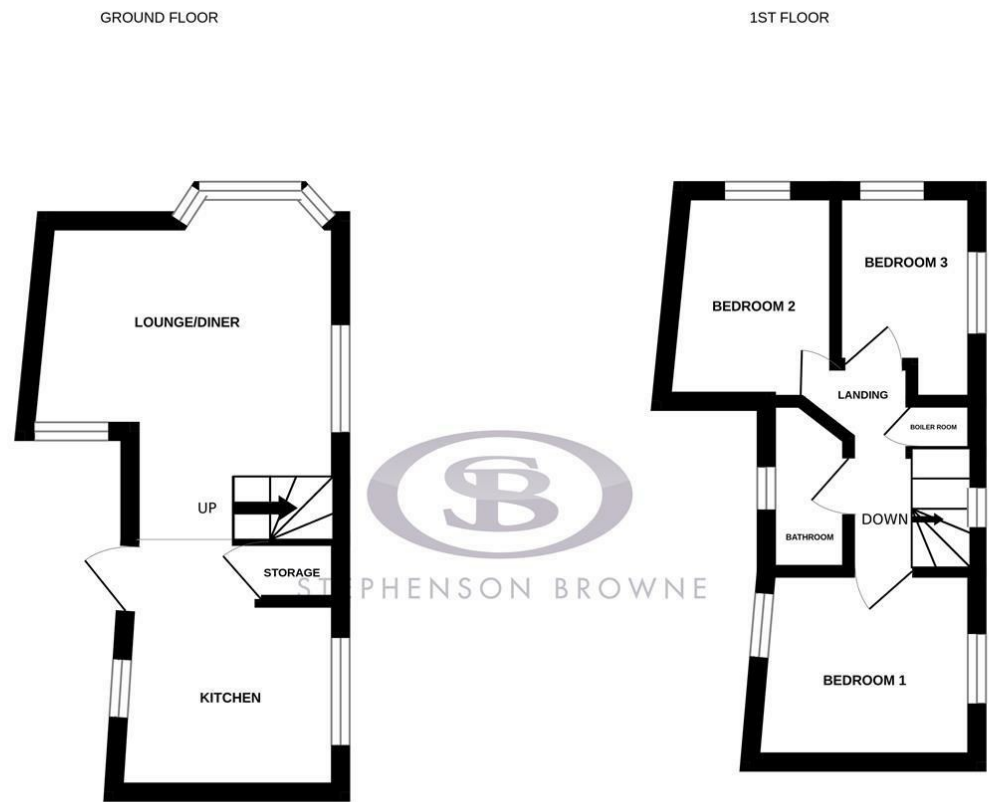
**Land Registry Note**

The ownership of this property has not been independently verified through HM Land Registry. While documentation has been provided by the seller (including a TP1 transfer form), prospective purchasers, tenants, or interested parties are strongly advised to obtain their own legal confirmation of ownership and title before entering into any agreement or making any financial commitment.



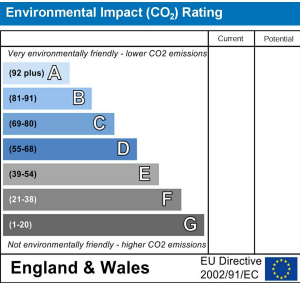
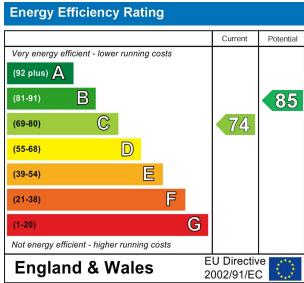
- Attractive end of terrace position, providing additional privacy and a generous corner plot feel.
- Large private driveway with parking for up to four vehicles, a rare feature for homes of this type.
- Secure and enclosed surroundings with tall hedges and fencing, offering excellent privacy and a safe environment.
- Low maintenance courtyard garden with neat astro turf, perfect for relaxing, entertaining or outdoor dining.
- Bright and spacious open plan living area with a large bay window and plenty of natural light throughout.
- Modern fitted kitchen featuring ample storage, an induction hob and an electric oven, ideal for home cooking.
- Three well proportioned bedrooms, offering flexibility for family living, home working or guest accommodation.
- Stylish and well maintained family bathroom complemented by neutral décor and modern finishes.
- Move-in ready home in a quiet, desirable area, perfect for first time buyers or investors seeking a strong rental opportunity.
- Council Council Tax Band: B Tenure: Freehold

Floor Plan



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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Area Map



Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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56 Merrial Street, Newcastle Under Lyme, Staffordshire, ST5 2AW  
Telephone: 01782 625734 Email: sandbach@stephensonbrowne.co.uk Website: www.stephensonbrowne.co.uk