



2 Willfield Court Willfield Lane

Brown Edge, Stoke-On-Trent, ST6 8RY

In the famous words of Jim Carrey.... 'B...E...A...UTIFUL!' Is the only word to describe how stunning this semi detached property is on Willfield Court. Nestled away down a private driveway in the popular area of Brown Edge, this spacious property has been kept to the highest of standards by its current owners. The accommodation on offer comprises a large lounge with patio doors leading out to the rear garden, modern fitted kitchen/diner, cloakroom, three bedrooms and contemporary family bathroom. Externally the property benefits from off road parking and an enclosed rear garden laid to lawn with a paved patio seating area. Located in Brown Edge close to local amenities, schooling and rural walkways. Don't be joker here and book a viewing as I doubt this property will be around for long.

£239,950

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- STUNNING SEMI DETACHED PROPERTY
- MODERN KITCHEN/DINER
- OFF ROAD PARKING
- ACCESSED DOWN A PRIVATE DRIVEWAY
- THREE BEDROOMS
- ENCLOSED REAR GARDEN LAID TO LAWN
- LARGE LOUNGE
- FAMILY BATHROOM PLUS CLOAKROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

4'4" x 4'3" (1.34 x 1.30)

The property has an access door leading from the front aspect. Stairs leading to the first floor. Radiator.

Lounge

15'3" x 12'3" (4.65 x 3.74)

Double glazed patio doors lead out to the rear aspect with a double glazed window to the side. Feature fireplace. Television point and two radiators. Open archway leads into the kitchen/diner.

Kitchen/Diner

13'2" x 11'8" (4.02 x 3.57)

A double glazed window overlooks the front aspect. Fitted with a range of wall and base storage units with inset glass sink unit and side drainer. Coordinating work surface areas and integrated appliances include, electric oven and hob with cooker hood above, fridge/freezer and dishwasher. There is also space and plumbing for a washing machine. Two storage cupboards and access to the cloakroom. Ceiling

spotlights and radiator. Space for table and chairs.

Cloakroom

6'0" x 3'1" (1.84 x 0.94)

Fitted with a low level W.C and vanity hand wash basin. Storage cupboard and radiator.

FIRST FLOOR

First Floor Landing

Loft access hatch.

Bedroom One

11'1" x 8'0" (3.38 x 2.45)

A double glazed window overlooks the front aspect. Fitted wardrobes, television point and radiator.

Bedroom Two

11'7" x 7'11" (3.54 x 2.43)

A double glazed window overlooks the rear aspect. Television point and radiator.

Bedroom Three

8'1" x 6'8" (2.47 x 2.05)

A double glazed window overlooks the rear aspect. Radiator.

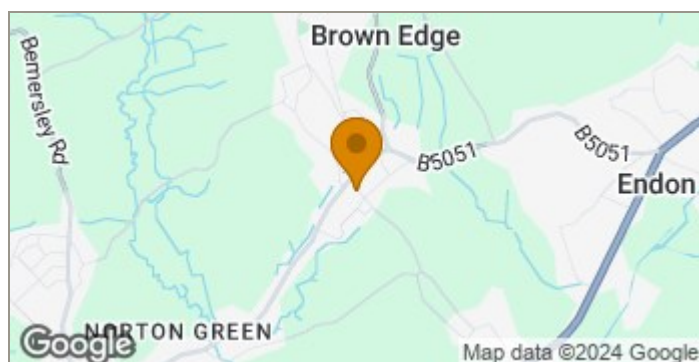
Bathroom

7'4" x 6'8" (2.24 x 2.05)

A double glazed window overlooks the front aspect. Fitted with a suite comprising bath with shower over, vanity hand wash basin and low level W.C. Fully tiled walls and and extractor fan. Ceiling spotlights and ladder style towel radiator.

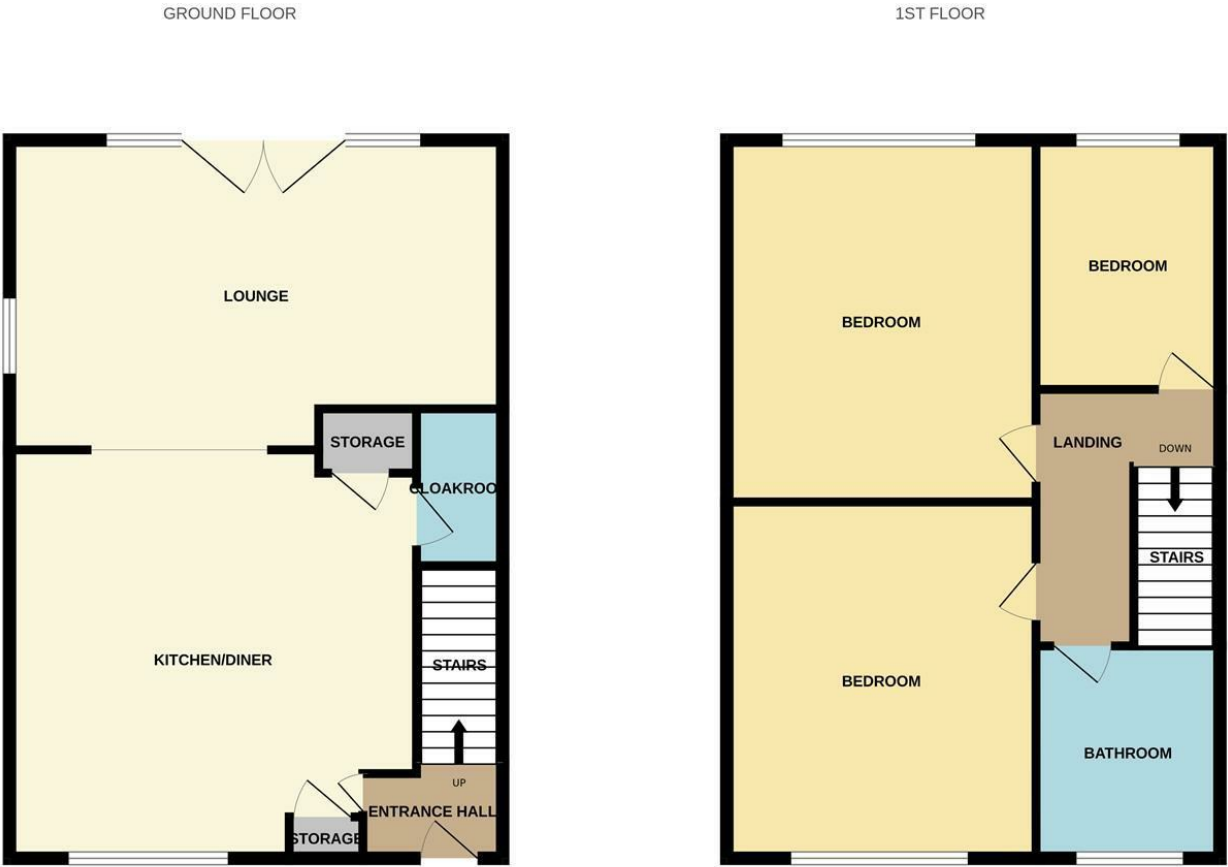
EXTERIOR

The property is accessed down a private driveway, the property itself has a long driveway to the side of the property. To the rear the garden is enclosed with a side access gate. The garden is laid to lawn with a paved patio seating area. To the rear end of the garden there is a large shed with power and lighting and windy house.





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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