



3 Willfield Court Willfield Lane

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

All rise and be upstanding! We plead guilty to finding you this immaculate, semi detached property located on Willfield Court, Brown Edge. The accommodation on offer comprises lounge, kitchen/diner and cloakroom, to the first floor there is three bedrooms and family bathroom. The exterior has a block paved driveway to the side of the property and a fully enclosed good sized rear garden. The verdict is in and we declare beyond all reasonable doubt, that this property will provide all that you desire, so what are you waiting for, book your viewing today!

£209,950

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- STUNNING SEMI DETACHED HOME
- CLOAKROOM
- OFF ROAD PARKING
- VIEWING IS A MUST!
- LOUNGE WITH MULTIFUEL BURNER
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN/DINER
- CONTEMPORARY BATHROOM SUITE
- POPULAR LOCATION, LOCATED IN A PRIVATE CUL-DE-SAC

GROUND FLOOR

Entrance Hall

5'1" x 4'5" (1.56 x 1.35)

A composite door to the front aspect. Double glazed window to the side aspect. Radiator and stairs to the first floor.

Cloakroom

6'0" x 3'0" (1.84 x 0.93)

Fitted with a suite comprising low level W.C, vanity wash hand basin, and plumbing for a washing machine and radiator.

Lounge

15'4" x 11'5" (4.68 x 3.48)

Double glazed patio doors to the rear aspect. Radiator and multifuel burner. Television and telephone point. Laminate flooring.

Kitchen/Diner

13'4" x 11'10" (4.07 x 3.63)

A double glazed window to the front aspect. Fitted with a range of wall and base storage units

with inset stainless steel sink and side drainer and mixer tap. Coordinating work surface areas. Integrated appliances include electric oven and induction hob, fridge/freezer. Plumbing for a dishwasher. Radiator and door to storage cupboard. Laminate flooring and ceiling spotlights.

FIRST FLOOR

Landing

8'8" x 6'9" (2.66 x 2.06)

A double glazed window to the side aspect. Stairs from the ground floor, loft hatch access housing combi boiler.

Bedroom One

13'1" x 8'1" (4.01 x 2.48)

A double glazed window to the front aspect. Radiator and television point.

Bedroom Two

11'5" x 8'1" (3.50 x 2.48)

A double glazed window to the rear aspect. Radiator and television point.

Bedroom Three

8'0" x 6'9" (2.45 x 2.07)

A double glazed window to the rear aspect. Radiator and television point.

Bathroom

7'4" x 6'8" (2.25 x 2.05)

A double glazed window to the front aspect. Fitted with a suite comprising p-shaped bath with mixer tap and shower above. Vanity wash hand basin with mixer tap and low level W.C. Partly tiled walls and extractor fan. Vertical towel rail and ceiling spotlights.

EXTERIOR

There is a block paved driveway to the side aspect. The rear is fully enclosed with a large shed, lawn and gravelled area.

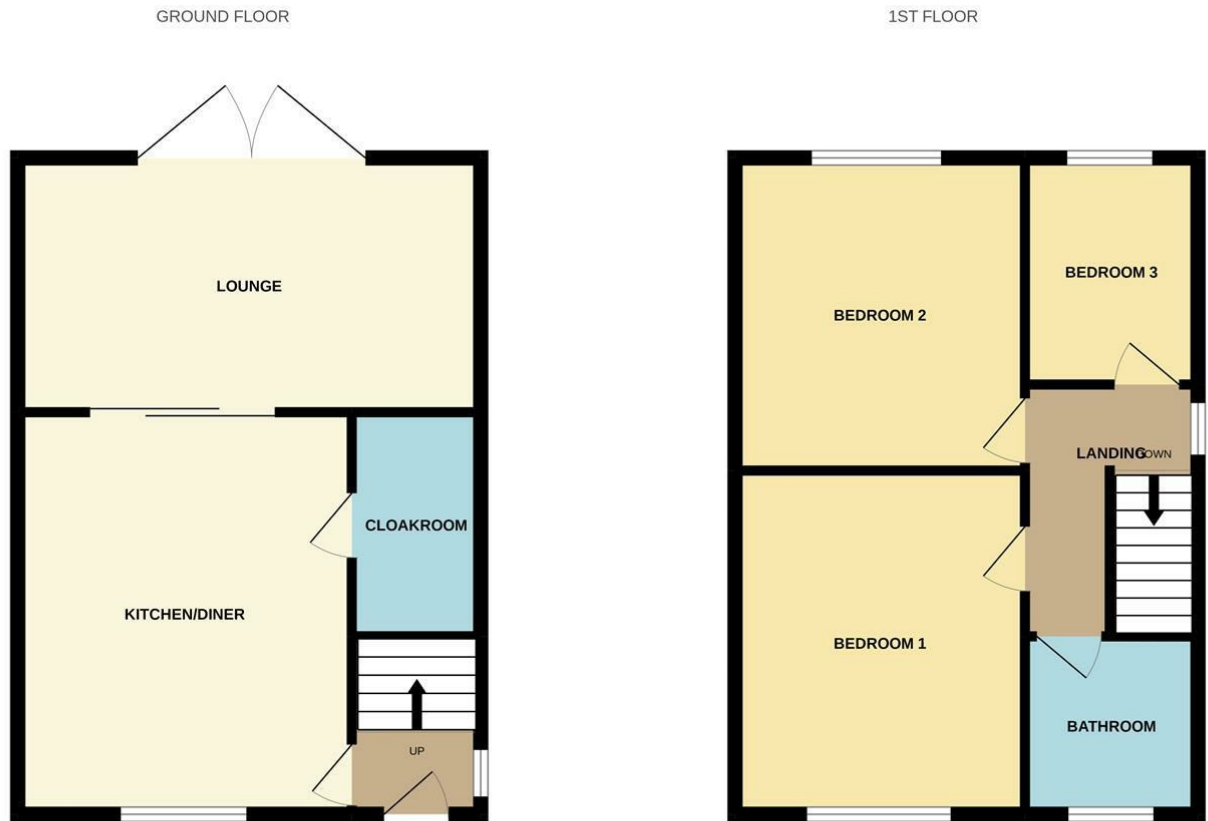
Council Tax Band

Council Tax Band B

Purchaser should seek confirmation prior to completion



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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