



56 Church Road, Brown Edge, Staffordshire, ST6 8RA

Price: Offers Over £270,000

- Double fronted cottage full of character
- Two spacious reception rooms
- Three bedrooms & family bathroom
- Gated front forecourt with amazing views
- Colourful stocked tiered rear garden
- Sought after village location
- No upward chain
- Council Tax B

Daniel & Hulme are pleased to offer to the market 56 Church Road, a double fronted cottage that exudes charm and timeless appeal. Constructed back in c1832 and once the Infant school for the village, the cottage has been the home of the current vendors for over 30 years after being converted into a residential property in 1910.

The home has been beautifully maintained whilst retaining lots of original features and retains that quaint cottage feel throughout. To the front of the cottage is a gated forecourt with iron railings, providing space for the stocked baskets and pots. Stepping through the door you enter an inviting hallway, with exposed stone feature walls, and from which the stairs lead up to the first floor. The main lounge boasts exposed wooden beams and an open fire within a stone surround, perfect for relaxing evenings. The sitting room serves as a versatile space, this can be used as a living area or a dining room, ideal for gatherings and entertaining. Off the lounge is the kitchen having a striking feature wall, giving the room a rustic cottage charm with a stone archway and built-in display shelves. Having glass fronted upper doors and solid lower doors, and the dark green countertops complement the rooms decor.

Upstairs the cottage reveals three wonderful light and spacious rooms, the two front double bedrooms having panoramic views over the countryside. The bathroom has a full suite with panelled bath, and shower attachment, W.C and wash hand basin. The tiered garden is a true highlight of the property, offering a serene outdoor space that enhances the cottages appeal. The elevation provides wonderful views over the rolling countryside, and well stocked offering colour throughout the seasons. Coming to the market with no upward chain, internal viewing is highly recommended.

Description

Hallway:

A wonderful space with the stairs leading off to the first floor, the under stairs space could be utilised as a desk area. Exposed stone feature wall with leaded window to the rear elevation. Coved ceiling. Radiator. uPVC door with obscure glazing within an exposed stone doorframe.

Sitting Room: 14' 1" x 11' 10" (4.28m x 3.61m)

A room full of character with coved ceiling, picture rail and a decorative ceiling rose. A feature fireplace with tiled hearth and oak over mantle. Light flows into the room through the leaded window to the front aspect. Radiator.

Lounge: 14' 1" x 12' 1" (4.28m x 3.69m)

Exposed ceiling and wall beams add character to this reception room, with an open fire in a stone feature fireplace with slate hearth. Picture rail and wall light fittings. Leaded window to the front elevation. Radiator.

Kitchen: 13' 5" x 12' 0" (4.1m x 3.66m)

A cottage kitchen with exposed ceiling beams with a range of wall and base units providing storage and work surfaces, incorporating a sink unit with mixer tap. Plumbing of automatic washing machine. Space for fridge / freezer. Cooker point. Tiled splashbacks. There is a cupboard housing the combination boiler. A feature arched stone wall provides decorative shelving. Quarry tiled flooring. Leaded window to the side aspect. Stable door to the side garden area,

First Floor Landing:

An open light gallery landing with a picture window to the front aspect.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Description

Bedroom One: 14' 1" x 11' 10" (4.28m x 3.60m)

A built-in wardrobe providing useful storage. Pedestal wash hand basin with a tiled splashback. Radiator. Window to the front aspect with views over the surrounding countryside.

Bedroom Two: 15' 2" x 12' 4" (4.62m x 3.75m)

A wonderful double bedroom with the window to the front offering panoramic views over the surrounding countryside. Built-in double wardrobes. Radiator.

Bedroom Three: 12' 10" x 7' 0" (3.9m x 2.13m)

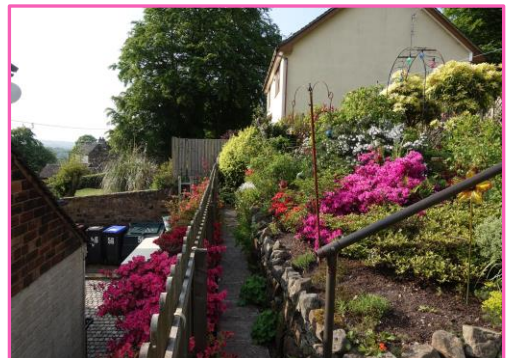
Radiator. Window to rear elevation.

Bathroom: 6' 1" x 6' 7" (1.86m x 2.01m)

A full suite with panelled bath with mixer tap and shower attachment, low level W.C and pedestal wash hand basin. Tiled surrounding walls. Window to the side aspect - relax and enjoy the garden views.

Externally:

To the front are iron railings and a gate within stone pillars into a small forecourt area, which is well stocked with pots and baskets. The rear garden has a small yard with a storage shed. Steps lead to the secluded garden with mature plants, shrubs and trees giving out all the colours throughout the seasons. The second tier offers a lawned area with trees, shrubs and with some of the best views of the village and surrounding countryside, which can be enjoyed from the seating area. There is gated access and a right of way across the neighbouring property, where there is a small piece of land used for the storing of the bins.



Energy performance certificate (EPC)

06 August 2018
 Energy Performance Certificate
 EPC Ref: 2844 2844-2844-2844

Property type: Semi-detached House
 Total floor area: 114 square metres

Rules on letting this property
 Properties can be let if they have an energy rating from A to E.
 You can read guidance for landlords on the regulations and exemptions
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/689996/landlord-guidance.pdf

Energy rating and score
 This property's energy rating is E. It has the potential to be B.
 See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
 For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60



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