



Glenlyn Willfield Lane

Brown Edge, ST6 8RY



Offers in excess of £240,000

Here at Carters, we are delighted to welcome to the market this stunning, recently renovated period semi-detached residence, beautifully positioned in the semi-rural village of Brown Edge, Staffordshire. Situated on Willfield Lane, Glenlyn offers a high-quality finish throughout and has been lovingly renovated by the current vendors.

Upon entering the property, you are greeted by a cosy lounge featuring a multi-fuel stove with a bespoke solid granite hearth and tiled surround—an inviting space perfect for relaxing. The bespoke, contemporary shaker-style kitchen is fitted with solid granite work surfaces and leads into a spacious dining room, providing the ideal setting for family living and entertaining.

To the first floor are three well-proportioned bedrooms and a luxurious, recently installed bathroom suite.

Externally, the property features low-maintenance gardens to both the front and rear, along with a rare and highly desirable 24ft garage—an exceptional feature in this area—and a separate outhouse equipped with a water supply, offering versatility for a variety of uses such as a home gym, office, or workshop.

Early viewings are highly advised to truly appreciate the quality and charm of this beautiful home.

Glenlyn Willfield Lane

Brown Edge, ST6 8RY

Offers in excess of £240,000



Entrance Hallway

UPVC double glazed entrance door to the front elevation. Access to the stairs. Radiator. Vinyl flooring.

Living Room

11'9" x 12'10" (3.58m x 3.91m)
UPVC double glazed window to the front elevation. Multi fuel stove with a solid granite hearth and a tiled surround. Radiator. Vinyl flooring.

Kitchen / Dining Room

16'10" x 15'5" (5.13m x 4.70m)
UPVC double glazed french doors to the rear elevation. UPVC double glazed entrance door to the side elevation. UPVC double glazed window to the rear elevation. Recently installed bespoke made shaker style fitted kitchen with a range of wall, base and drawer units. Bespoke solid Granite work surfaces. Built in breakfast bar. Inset ceramic sink with a mixer tap. Rangemaster oven with two ovens, a grill and a five ring gas hob. Stoves extractor fan. Space for a

fridge freezer. Space and plumbing for a dishwasher. Space and plumbing for a washing machine. Recessed ceiling down lighters. Panel radiator. Tiled flooring.

Stairs and Landing

Access to the loft.

Bedroom One

11'1" x 9' (3.38m x 2.74m)
UPVC double glazed window to the front elevation. Radiator. Built in wardrobe with a UPVC double glazed window to the front elevation. Panel radiator.

Bedroom Two

9'8" x 7'2" (2.95m x 2.18m)
UPVC double glazed window to the rear elevation. Radiator.

Bedroom Three

8'9" x 5'4" (2.67m x 1.63m)
UPVC double glazed window to the side elevation. Radiator.

Bathroom

UPVC double glazed window to the rear elevation. Luxurious three piece fitted bathroom suite comprising of; p shape panel bath with a

wall mounted shower over, vanity basin unit with storage under and a low level w.c. Extractor fan. Recessed ceiling down lighters. Partially tiled walls. Heated towel rail. Tiled flooring.

Garage

24' x 12'7" (7.32m x 3.84m)
Wooden double doors to the front elevation. Three UPVC double glazed windows to the side elevation. Wooden entrance door to the side elevation. Power and lighting. External power socket.

Outhouse

8'9" x 6' (2.67m x 1.83m)
Potential uses are endless - off space/gym/summer house!

Having had a new roof. Access to water supply. W.C. and wash hand basin.

Externally

The front of the property features a generous driveway providing off-road parking for up to three vehicles. A low-maintenance front garden sits behind a stone wall, laid mainly to gravel with mature shrubs to the borders. To the

rear, there is a private, low-maintenance garden, fully paved and ideal for outdoor seating and entertaining.

Additional Information

Freehold. Council Tax Band B.

Total Floor Area: TBC

Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.

Tel: 01782 470391

Ground Floor



First Floor



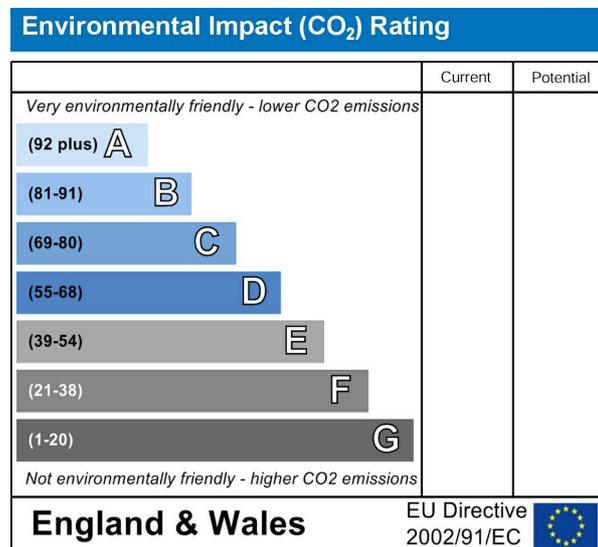
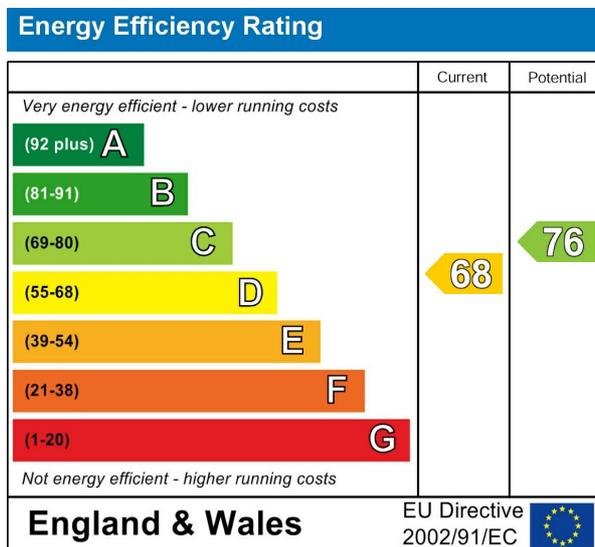
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

101 High Street Biddulph Stoke on Trent Staffs ST8 6AB
01782 470391
www.carters-estateagents.co.uk