



Blackwood Hill, Endon, Stoke-On-Trent, ST9 9AH.  
£500,000

Whittaker  
& Biggs

Est. 1930



## Blackwood Hill, Endon, ST9 9AH.

Blackwood Hill Cottage is located in an exceptional elevated position, providing impressive views and being nestled within a generous garden. This unique property boasts three reception rooms, ensuite to bedroom one, integral garage, utility and impressive 22ft breakfast kitchen.

You're welcomed into the property via the entrance hallway, with a reception room either side. The living room has the focal point of a fireplace with wood burning stove and the dining room has ample room for a family sized table/chairs, with traditional wood beams.

A well equipped breakfast kitchen has a good range of units to the base and eye level, electric range style cooker with extractor, American style fridge/freezer, integrated Bosch dishwasher and room for a breakfast table and chairs. A family room is located to the side of the property, this excellent addition creates a great vantage point to enjoy those amazing views. The integral garage/WC and utility are all located from the kitchen.

To the first floor, the landing provides access to four well proportioned bedrooms and the family bathroom. An ensuite shower room is located from bedroom one and the bathroom has both a shower enclosure and corner bath.

Externally to the frontage is a gated driveway, providing off street parking for a number of vehicles and access to the garage. A lawned area is located to the front, with timber garden store, pond and further lawn area to the rear.

A viewing is highly recommended to appreciate the stunning views, spacious accommodation, character and desirable location.

**NOTE:** Oil fired central heating. Septic tank drainage. Mains electricity.

### Situation

An ideal family home being within the catchment for the ever popular Endon Schools and local village amenities. Good commuting to The Potteries, Motorway Network or the market town of Leek.





**Entrance Hall** 4' 11" x 8' 10" (1.49m x 2.68m)

Wood glazed door to the side elevation, wood double glazed window to the front elevation, radiator.

**Living Room** 15' 3" x 11' 9" (4.66m x 3.58m)

Inset fireplace incorporating wood burning stove with stone hearth, wood surround, radiator, wood double glazed window to the front and side elevation.

**Dining Kitchen** 22' 8" x 8' 1" (6.92m x 2.46m)

Understairs storage cupboard, range of units to the base and eye level, Range style electric cooker with extractor fan, one and half bowl sink unit with drainer and mixer tap, tiled splashbacks, two radiators, three wood double glazed windows to the rear elevation, integral Bosch dishwasher, freestanding American style fridge/freezer, inset downlights, loft access.

**Family Room** 24' 6" x 9' 1" (7.46m x 2.76m) (Maximum Measurement)

Two wood double glazed window to the side elevation, wood double glazed window to the front and rear elevation, wood double glazed patio doors, radiator, wood beams.

**Dining Room** 15' 10" x 10' 11" (4.82m x 3.33m)

Wood beams, radiator, wood double glazed window to the front elevation.

**Utility** 4' 10" x 10' 4" (1.47m x 3.14m)

Oil fired boiler, plumbing for washing machine, wood glazed window to the rear elevation, light and power connected, space for dryer.

**WC**

Lower level WC, pedestal wash hand basin, storage cupboard, radiator.

**Integral Garage** 16' 1" x 10' 2" (4.90m x 3.09m)

Wood double doors to the front elevation, wood glazed window to the side elevation, power and light connected.

**First Floor**

**Landing**

Radiator.

**Bedroom One** 10' 4" x 11' 9" (3.14m x 3.57m)

Radiator, wood double glazed window to the front elevation.

**Ensuite** 6' 7" x 5' 8" (2.01m x 1.72m)

Lower level WC, pedestal wash hand basin, walk in shower with electric shower over, wood double glazed window to the rear elevation, extractor fan.

**Bedroom Two** 10' 11" x 11' 9" (3.34m x 3.59m)

Radiator, wood double glazed window to the front elevation.

**Bedroom Three** 8' 1" x 10' 3" (2.46m x 3.13m)

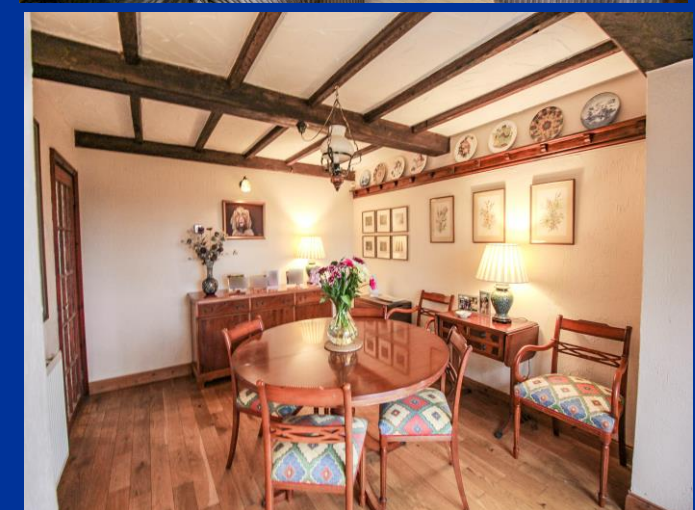
Radiator, wood double glazed window to the front elevation, built in wardrobes.

**Bedroom Four** 9' 8" x 5' 10" (2.94m x 1.78m)

Wood double glazed window to the rear elevation, radiator.

**Bathroom** 8' 0" x 9' 11" (2.45m x 3.03m)

Corner bath, pedestal wash hand basin, lower level WC, walk in shower with electric shower fitment, wood double glazed window to the rear elevation, fully tiled, inset downlights, immersion heated cupboard.





### Externally

Block paved driveway to the front elevation, gated access. Steps leading to a lawn area, timber storage shed, pond, further steps and gated access to the side. Path to the side and rear, lawn area and central heating oil tank.

Note:

Council Tax Band: E

EPC Rating: E

Tenure: believed to be Freehold







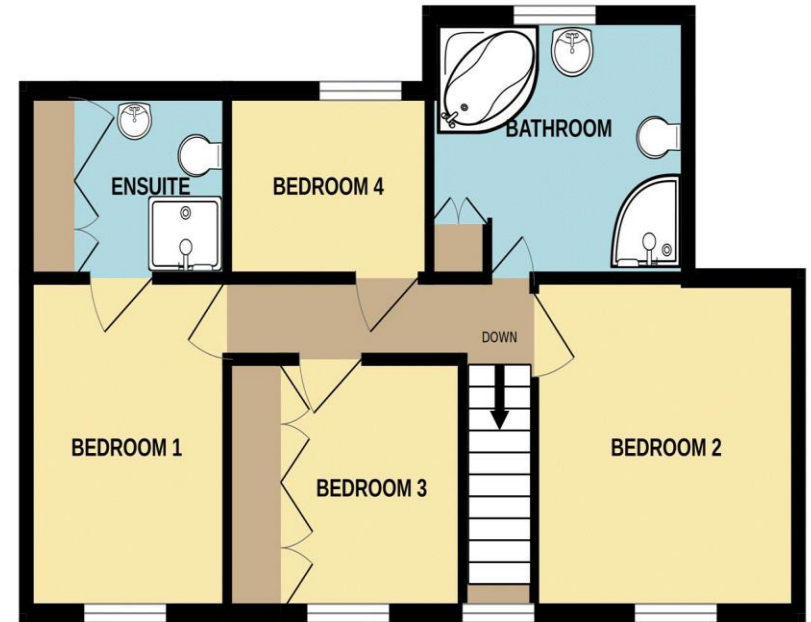




GROUND FLOOR



1ST FLOOR



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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## Directions

From Leek proceed out of the town on the A53 Newcastle Road. Pass through the village of Longsdon and upon entering into the village of Endon take the first right into The Village. Follow this road and at its extremity turn right into Gratton Lane. Follow Gratton Lane taking the second left into Lask Edge Road and the property is located on the right hand side.

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