



passionate about property

**Disclaimer**  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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## Verona

Biddulph Road, Mow Cop, Stoke-On-Trent,  
Staffordshire ST7 3PU

**Selling Price: Offers in Excess of £360,000**

- STUNNING 4 DOUBLE BEDROOM FAMILY HOME
- LOUNGE WITH LOG BURNER
- SPACIOUS DINING KITCHEN
- INNER HALLWAY PROVIDING STUDY AREA
- DRIVEWAY FOR 3/4 CARS
- LARGE DETACHED GARAGE
- ENCLOSED REAR GARDEN WITH FAR REACHING VIEWS



## FOR SALE BY PRIVATE TREATY (Subject to contract)

Individual white rendered stunning four bedroom family home situated on a good size corner plot and boasting amazing far reaching countryside views.

This home has a semi-rural feel but being ideally close enough to local amenities, schools, and major commuter links.

The totally flexible accommodation has been tastefully decorated throughout and comprises of entrance hall, utility, spacious dining kitchen, lounge, cloakroom, two bedrooms and family bathroom all to the ground floor.

To the first floor there are two further bedrooms and en suite.

Additional added benefits include oil central heating, double glazing, courtyard and an attractive spacious garden.

It is definitely not one to be missed as it ticks all the boxes so view early to avoid disappointment.

**The accommodation briefly comprises**  
(all dimensions are approximate)

**ENTRANCE HALL** : PVCu double glazed entrance door to front elevation. Radiator. Tiled floor. Doors to:

**UTILITY ROOM 8' 8" x 5' 8" (2.64m x 1.73m)** : Window to side aspect. Fitted base units, and wall mounted cupboards. Laminate work surfaces incorporating inset stainless steel sink with single drainer and mixer tap. Radiator. There is plumbing for two

washing machines. Space for tumble dryer. Partly tiled walls. Tiled floor. PVCu double glazed entrance door to the courtyard.

**DINING KITCHEN 22' 6" x 12' 8" (6.85m x 3.86m) maximum** : PVCu double glazed window to front and side elevation. Large electronically operated velux window. Inset ceiling spotlights. Farmhouse style fitted base units, drawers and matching wall mounted cupboards. Solid oak work surfaces incorporating inset one and a half bowl ceramic sink with single drainer and mixer tap. Britannia range cooker with extractor above. Built-in double fridge. Built-in dishwasher. Two radiators. Partly tiled walls. Partly tiled and partly oak wood flooring.

**LOUNGE 22' 8" x 10' 10" (6.90m x 3.30m) maximum** : PVCu double glazed window to front elevation. Log burner with stone hearth and oak beam over. Radiator. Television aerial point. Stairs to first floor. Wooden floor. PVCu double glazed double doors to patio and garden.

**INNER HALLWAY** : Oak wood flooring. Two radiators. Desk/study area. Door to understairs cupboard.

**BEDROOM 3 REAR 10' 11" x 10' 7" (3.32m x 3.22m)** : Currently used as a study/office. Coving to ceiling. Radiator. PVCu double glazed patio doors opening onto the courtyard.

**BEDROOM 4 SIDE 10' 8" x 10' 4" (3.25m x 3.15m)** : PVCu double glazed window to side elevation with lovely view of the garden and pond. Coving to ceiling. Radiator. Television aerial point.

**BATHROOM** : Electronically operated velux window. Inset ceiling spotlights. White suite comprising: low level W.C., pedestal wash hand basin and L shaped bath with shower above. Towel rail. Separate electric heated towel rail/radiator. Partly tiled walls. Tiled floor.

**First floor** :

**LANDING** : Doors to:

**MASTER BEDROOM SIDE 13' 8" x 13' 4" (4.16m x 4.06m)** : PVCu double glazed window to side aspect with views over the courtyard and far reaching views. Radiator.

**EN SUITE** : Inset ceiling spotlights. Low level W.C. Vanity wash hand basin set in base unit. Tiled to splashbacks.

**BEDROOM 2 FRONT 19' 6" x 10' 3" (5.94m x 3.12m)** : (Currently used as an additional sitting room/sewing room). Two double glazed velux windows and PVCu double glazed window to front elevation with far reaching views. Television point. Radiator. Storage into the eaves.

**Outside** :

**FRONT** : Brick paved driveway providing off road parking for 3/4 cars leading to a large garage. There is a gate to the front leading to an enclosed garden.

**REAR** : Enclosed rear garden sweeping around the property which comprises of an Indian stone patio area, summer house, pond and pergola with further sitting area. Well stocked plant and shrub areas. Vegetable patch. Stunning far reaching views.

**DOUBLE GARAGE 15' 7" x 16' 2" (4.75m x 4.92m)** : Electronically operated shutter vehicular access door. Power and light. Side pedestrian door. Oil central heating tank.

**TENURE** : Freehold (subject to solicitors verification).

**SERVICES** : Water and drainage are connected to septic tank. Oil fired central heating.

**VIEWING** : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

**TAX BAND**: C

**LOCAL AUTHORITY**: Staffordshire MoorLands

**DIRECTIONS**: SATNAV ST7 3PU

