



**Willfield Lane
Brown Edge
Stoke-on-Trent
Staffordshire
ST6 8RY**

Offers in Excess of £262,000

bettermove

Willfield Lane Stoke-on-Trent

Bettermove are proud to present this 3 bedroom detached house in the sought after area of Brown Edge.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available. The council tax band is B.

The interior of this beautifully presented property comprises a spacious and open plan living room with dining room and fitted kitchen on the first floor. The ground floor consists of 3 bedrooms, the family bathroom and utility room. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of Brown Edge, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A53 and many local bus routes providing easy access into Stoke city centre.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

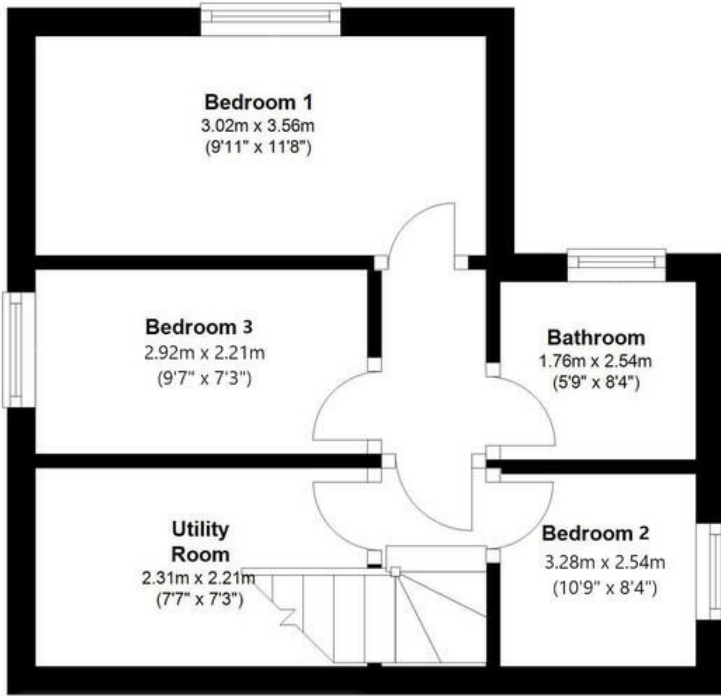
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

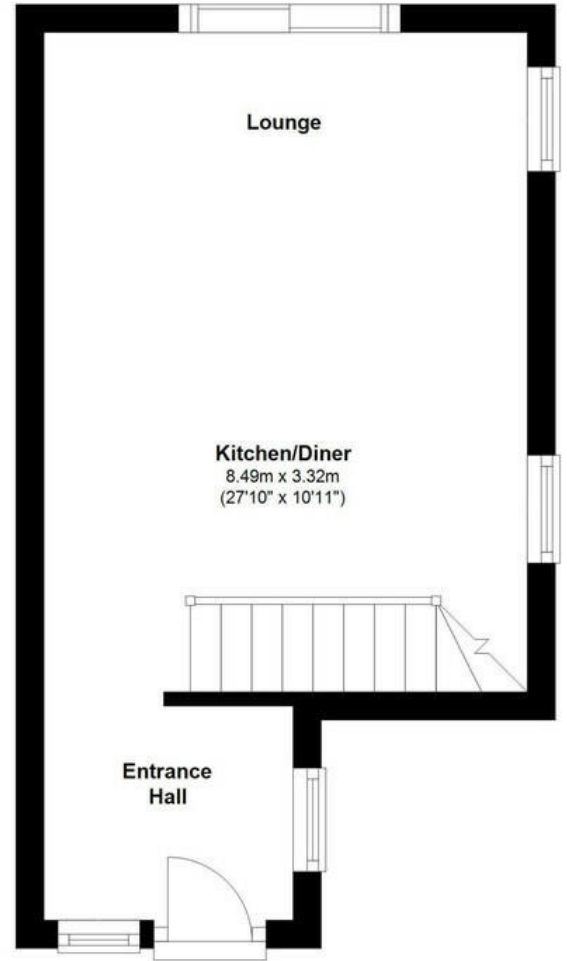
The exclusivity fee is returned to you upon successful completion of the property.




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



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