

Red Gables Court

Leigh, Stoke-on-Trent, ST10 4SH

John
German





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£275,000

Modern semi detached home providing deceptively spacious family sized accommodation extending to approximately 1400 sq.ft, situated in the popular village of Church Leigh, within walking distance to its amenities.



Whether looking to move up or down the property ladder, viewing and consideration of this spacious home is strongly recommended to appreciate its room dimensions and layout plus its lovely village cul de sac position enjoying views over fields to the front and towards the church at the rear.

Located in Church Leigh within walking distance to its amenities which include the village shop and post office, All Saints First School, public houses, recreational ground and All Saints Church. The towns of Uttoxeter, Cheadle, Stone and Stafford are all within easy commutable distance as is the A50 dual carriageway linking the M1 and M6 motorways.

Accommodation - A part obscure glazed entrance door opens to the welcoming and rather impressive hall that has a built in cloaks cupboard, stairs rise to the first floor and doors leading off to the spacious ground floor accommodation.

To the front is a fitted breakfast kitchen which has a range of base and eye level units with work surfaces and inset sink unit, fitted hob with extractor over and oven under plus an integrated dishwasher and washing machine. Natural light comes from a walk-in bay window.

Behind is the separate dining room which could easily be used as a family room if desired, having a side facing window. It provides potential to be knocked into the kitchen that would make one large open plan kitchen diner (subject to obtaining the necessary consents).

To the rear is the extremely spacious lounge that has a focal cast log burner, dual aspect windows and French doors opening to the garden.

To the first floor the pleasant landing has a built in airing cupboard and doors leading to the three good sized bedrooms, each being able to accommodate a double bed, and the two rooms to the rear enjoy views over fields and towards the church.

The front facing master bedroom has built in wardrobes to one side and views over fields, plus a fitted en suite shower room.

Completing the accommodation is the family bathroom that has a white four piece suite incorporating both a panelled bath and a separate double shower cubicle.

Outside - To the rear a paved patio provides a pleasant entertaining area leading to the garden laid to lawn that is enclosed to three sides with space for a shed.

To the front is a garden laid to lawn with borders. Vehicular access leads to a double width driveway providing parking with a gate into the rear garden.

Note: There is a communal charge of approx. £300 per annum for maintenance of shared areas.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: LPG central heating. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency www.eaststaffsbc.gov.uk

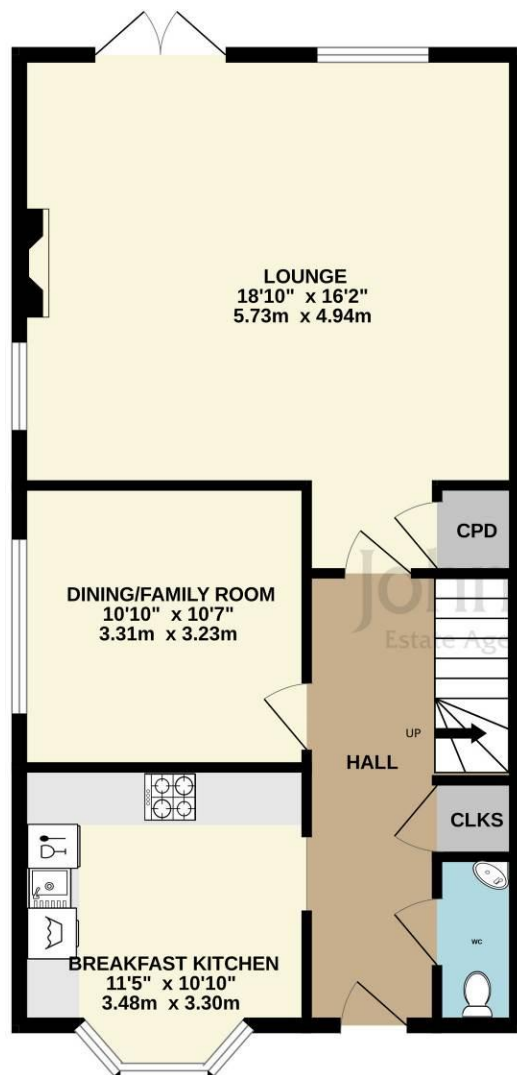
Our Ref: JGA/29122022

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D





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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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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