

Withington

Leigh, Stoke-on-Trent, ST10 4PU

John German



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£379,000

Attractive modern style individually designed and built detached home providing deceptively spacious accommodation, situated in the popular village with no upward chain involved.

Whether looking to move up or down the property ladder, viewing of this well proportioned detached home is highly advised, having been well maintained by the current owners while providing scope to move in and make the house your own.

Situated in the popular village of Leigh, within easy reach of its amenities including All Saints First School, The Farmers Arms pub, The Star pub, village hall and recreational ground, the picturesque All Saints church and the small village shop and post office. The towns of Uttoxeter, Cheadle, Stafford and Stone are all within easy commutable distance as is the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation: An enclosed porch with a tiled floor opens to the dining room which has a front facing window and stairs rising to the first floor with a useful understairs cupboard. A door leading to the downstairs WC and a lobby area with doors leading to the remaining ground floor accommodation. The property is fitted with an alarm system.

The generously sized lounge has a focal fireplace with a living flame effect electric fire, plus a window and French doors opening to the rear garden.

The fitted kitchen provides space for a breakfast table and chairs, with a range of base and eye level units with worksurfaces, an inset sink unit set below the rear facing window, fitted electric hob with an extractor over and electric oven under, integrated dishwasher and the free standing oil fired central heating boiler. An arch leads to the utility which has a fitted worksurface and units to one side, an inset sink unit, plumbing for a washing machine and additional appliances, plus a part glazed door giving direct access to the garden.

To the first floor the pleasant central landing has access to the loft via a fitted pull down ladder, and doors to the four good size bedrooms, all able to accommodate a double bed. The spacious master bedroom has two rear facing windows and the benefit of an ensuite shower room, having a white suite incorporating a shower cubicle with a mixer shower over, tiled splashbacks and half tiled walls plus a side facing window providing natural light. Completing the accommodation is the fitted family bathroom, also having a white suite incorporating a panelled bath with an electric shower and glazed screen above, tiled splashbacks and half tiled walls, a built-in airing cupboard and a front facing window.

Outside: To the rear a wide block paved patio provides a lovely seating and entertaining area leading to the enclosed south easterly facing garden, mainly laid to lawn with well stocked borders, and gated access to the front. To the front is a small lawn and borders, plus a tarmac driveway with brick edging providing off road parking for several cars, leading to the garage which has an up and over door, power and light.

What3Words: promising.begin.engulfing

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway and garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Oil fired central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA16072025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

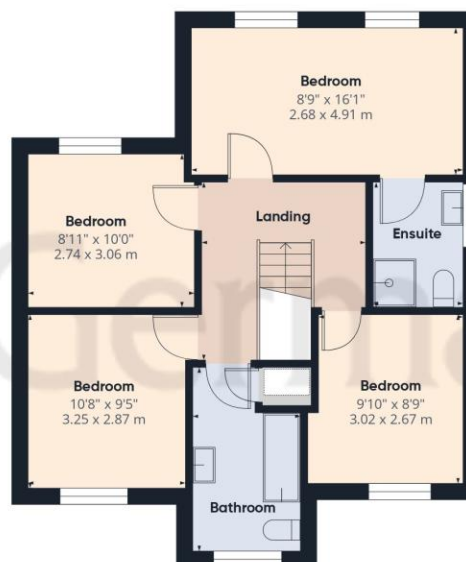
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor



Floor 1

Approximate total area^m

1241 ft²

115.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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		
55-68	D	59 D	64 D
39-54	E		
21-38	F		
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johnngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
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JohnGerman.co.uk Sales and Lettings Agent

