

# Bagots View

Church Leigh, Stoke-on-Trent, ST10 4RD

John  
German









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£350,000

Well presented detached bungalow with improved and remodelled accommodation, occupying a lovely village cul-de-sac location enjoying fabulous far reaching views to the rear.





Internal inspection and consideration of this excellent modern style detached bungalow is strongly recommended to appreciate its room dimensions and layout, condition throughout and most notably the southerly facing rear garden which enjoys privacy and fabulous far reaching views over the surrounding countryside.

Situated in the popular village of Church Leigh within walking distance of the small post office and village shop, The Star public house, the picturesque All Saints church, the village hall and recreational ground, plus All Saints first school. 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:** The part obscured double glazed entrance door, positioned to the side of the home opens to the porch which leads to the hallway where doors provide access to the spacious accommodation.

Across the rear of the home is the living space, comprising a comfortably sized living room which has a focal fireplace and surround, and French doors with side lights providing an abundance of natural light, plus a view over the delightful garden and direct access to the patio. The dining kitchen has a range of base and eye level units with worksurfaces and an inset sink unit set below the window overlooking the garden and those views, a fitted electric hob with extractor hood over and electric oven under, plumbing for both a dishwasher and washing machine, space for further appliances and a uPVC double glazed door and matching side panel opening to the patio and garden.

To the front of the home are the three good sized bedrooms including the superior master which has two windows and an extensive range of built-in wardrobes. The second bedroom benefits from an ensuite toilet, and the last bedroom makes an ideal dining room or additional sitting room if preferred.

Completing the accommodation is the fully tiled fitted family shower room, having a modern white suite with fitted storage incorporating a corner shower cubicle with a mixer shower over plus a side facing window.

**Outside:** To the rear the delightful southerly facing enclosed garden enjoys a degree of privacy with a patio providing a lovely seating and entertaining area leading to the lawn, which has well stocked borders, sheds and a greenhouse and the fabulous views over the surrounding countryside, plus a view of All Saints church tower.

To the front is a garden also laid to lawn with borders. A double width tarmac driveway provides off road parking, leading to the enclosed car port which has a door leading to the rear garden.

**What3Words:** item.ernally.circulate

**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 & covered car port **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Electric storage heaters (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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA12052025

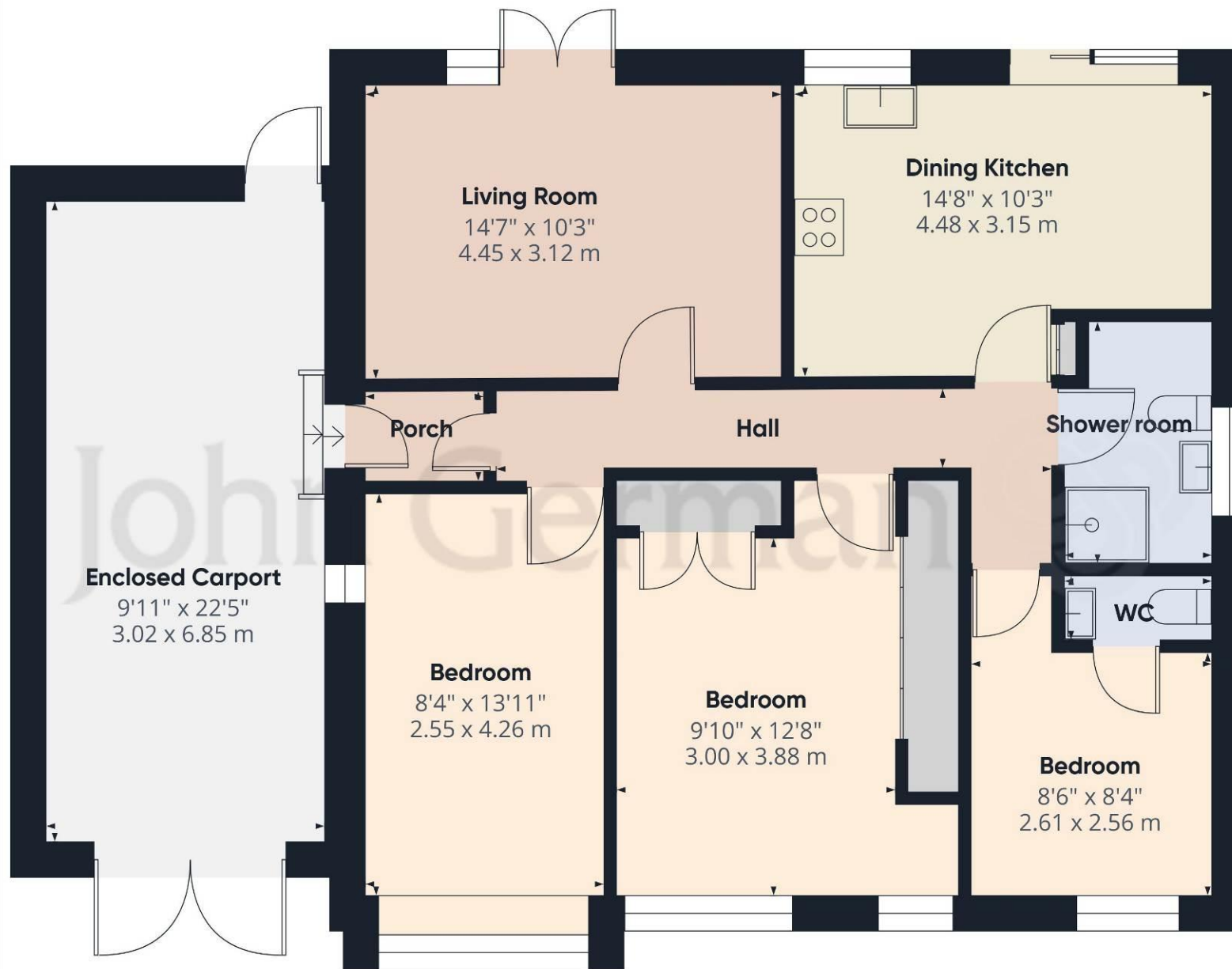
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Approximate total area<sup>(1)</sup>

1054 ft<sup>2</sup>  
97.8 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 54 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



John German

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

01889 567444

uttoxeter@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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