



BELVOIR!

The Collection

Leek Road, Wetley Rocks,
Staffordshire Moorland ST9 0AP



£400,000 o.i.e.o.

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Key Features

- Lovely stone cottage
- Semi-rural location
- Spacious double bedrooms
- Large driveway
- Detached garage / Workshop space
- Ideal family home
- EPC rating To Be Confirmed
- Freehold





CHARMING STONE COTTAGE in the highly desirable Wetley Rocks area. Nestled amidst the serene landscapes of Staffordshire Moorlands, this enchanting stone cottage offers a perfect blend of rustic charm and modern comfort. With **SOCIABLE LIVING DINER, MODERN KITCHEN, 3 DOUBLE BEDROOMS**, this home offers ample space. **DRIVEWAY PARKING** and a **DETACHED GARAGE** for **HOBBIES/WORKSHOP SPACE** are added bonuses.

This pet and smoke free home comes with gas central heating, mains electric and sewers, and UPVC windows throughout. Please see our 360 degree virtual tour and come book a viewing to see it for yourself.

Hallway (2.45 x 3.90m)

Step into a space of timeless elegance with this neutral hallway, this pristine corridor sets the tone for the rest of the neutral coloured interiors.

Living Dining room (4.34 x 7.32m)

The heart of the home is the cosy living area, featuring a traditional fireplace, and large windows and patio doors that flood the space with natural light. Whether curling up with a book on a chilly evening or gathering with loved ones for conversation, this inviting space is sure to be enjoyed year-round.

By the patio doors, enjoy the views as you sit at the dining table to enjoy the company of family and friends. The space is large enough to fit a 8 - 10 seater dining table.

Kitchen Diner (3.34 x 3.92m)

Sleek modern kitchen with breakfast counter. Step into culinary excellence with the modern kitchen, boasting oak coloured wall and base units, granite worktop, space for a range cooker, integrated fridge freezer and dishwasher. Modern lighting illuminates this spacious sociable space. The bonus in this kitchen is the stylish breakfast counter by the window, where mornings are greeted with casual elegance and the aroma of freshly brewed coffee.

Utility Room (2.06 x 1.80m)

Discover the epitome of practicality and convenience with the utility room. This dedicated space offers a myriad of functionalities to streamline your household chores. From housing the washing machine and tumble dryer to serving as a storage hub in the fitted cabinets for cleaning supplies and household essentials.

Storage Room

Every home needs one of these storage rooms, for storing household appliances, seasonal decorations or other items.

Downstairs WC (0.86 x 1.88m)

Convenience meets practicality with the downstairs toilet, designed for guests and residents alike.







First floor
Stairs and landing (4.32 x 0.98m)

A neutral carpet invites you to explore the upstairs, leading to three bedrooms and the bathroom.

Master Bedroom (3.79 x 4.01m)

Indulge in serene sophistication within the master bedroom of this cottage, where a striking plum feature wall adds a touch of drama and elegance. The space invites you to create your own haven, with space for a large Super King size bed, full width fitted wardrobes and bedside tables.

Bedroom 2 (4.19 x 3.19m)

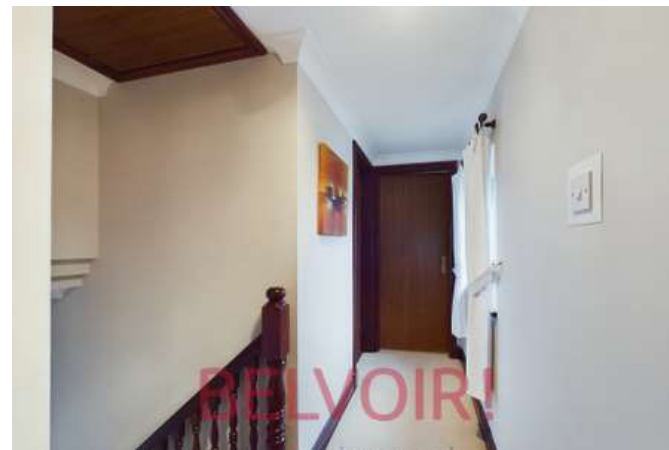
Another fabulously proportioned bedroom, where the children and guests can feel special. The space will take a double bed, wardrobes, bedside tables and study or work tables.

Bedroom 3 (3.21 x 3.94m)

This home does not sting on space in this third bedroom. With windows bringing light in and views to the countryside further afield, the space is versatile for a large King sized bed or twin/bunk beds for children or grandchildren.

Bathroom (2.07 x 2.87m)

Welcome to the family bathroom, where everyday routines are elevated to moments of relaxation and rejuvenation. Designed with both style and functionality in mind, this well-appointed space features a 4 piece suite; bathtub, separate shower enclosure, toilet and sink. Modern fixtures and sleek



finishes that exude timeless elegance. We are informed that plumbing could be pulled from this bathroom to create an ensuite shower room to the master bedroom if needed.

External: Garden

Step outside to the enchanting outdoor spaces, where an arbour to sit and read and the landscaped garden create a private oasis. Enjoy al fresco dining on the patio or simply unwind in the tranquility of the garden. With lawn, gravel paths and borders for shrubs and flowers, there are plenty of interesting features here.

Detached Garage

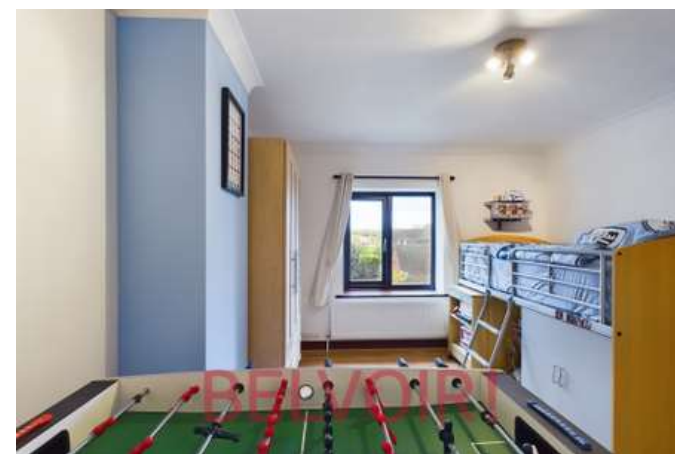
Nestled within the garden stands a detached brick garage, offering ample space for various pursuits. Perfect for sheltering vehicles from the elements, the garage provides convenient parking. Beyond its utilitarian purpose, this also doubles as a storage, workshop or hobby space, where creativity knows no bounds. With its brick construction and electrics, the garage becomes a haven for DIY enthusiasts, artisans, or hobbyists seeking a dedicated space to bring their projects to life.

Parking

Enjoy the comfort of parking several cars on the paved driveway to two sides of the home.

Council tax band C (Staffordshire Moorlands District Council)

Hurry to come see your next home!







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

BELVOIR!

Property is personal

Approximate total area⁽¹⁾

1478.28 ft²
137.34 m²

Reduced headroom

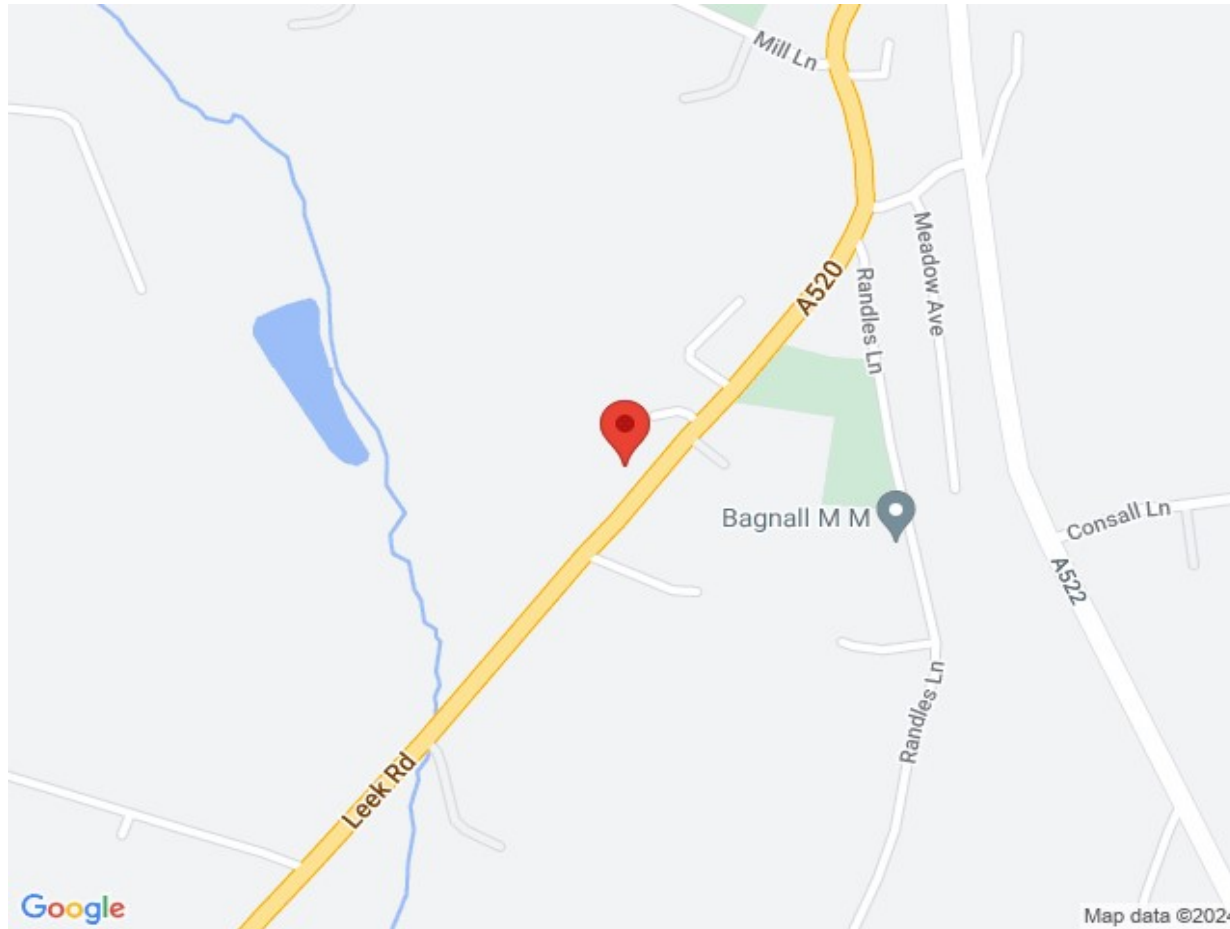
12.4 ft²
1.15 m²

(1) Excluding balconies and terraces

[] Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360



According to Ofcom's broadband checker, there should be superfast broadband up to 34 Mbps download speed and 5 Mbps upload speed with Openreach and the mobile checker shows likely network with major mobile phone providers Vodafone, Three and O2.

Disclaimer - We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

