



36 Clover Grove, Leekbrook, Staffordshire, ST13 7AS

Offers in the region of £160,000

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

'It's not how big the house is, its how happy the home is.' - Pinterest

This well-presented detached coach house boasts all the benefits of comfortable single storey living with its own private rear yard, parking, and an integral garage. Neutrally decorated throughout, the property offers the opportunity to add the finishing touches to make it your own!

#DetachedCoachhouse #IdealInvestmentOrLockUp #NeverendingPossibilities

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

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Denise White Agent Comments



A rare opportunity to acquire a well-presented detached coach house tucked away in the quiet and popular residential area of Leekbrook. Neutrally decorated throughout, this one-of-a-kind property offers a unique living experience with an integral garage to the ground floor and the living accommodation situated on the first floor.

The property comprises a modern shaker-style kitchen with built-in appliances open to the spacious reception room promoting a sociable flow to the home, ideal for entertaining guests and allowing light to flow through both spaces. The main bedroom is a generous double room with a useful storage space, while the second is a cosy single room, offering a pleasant outlook of greenery to the rear and could be utilised as a child's bedroom or separate office space. A well-appointed bathroom completes the first-floor accommodation.

Additionally, a good-sized integral garage to the ground floor allows for further security for your vehicle and allows access to the low maintenance, enclosed yard. There is also a large understairs storage space accessed from the garage.

This property is ideal for first-time buyers, couples, or as a 'lock up and go' thanks to the minimal upkeep and ample storage facilities. Its unique layout, parking facilities, and location make the property a rarity for the price bracket. A viewing is

highly recommended to appreciate the never-ending potential of this unique home.

Location



The market town of Leek is known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its

picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages.

Entrance Hall



Fitted carpet. uPVC door to the front aspect. Ceiling light. Access into garage.

Living Area

10'9" x 17'7" (3.29 x 5.37)



Fitted carpet. Three wall mounted radiators. uPVC double glaze window to the front aspect. Two ceiling lights.

Kitchen

8'5" x 6'4" (2.58 x 1.95)



Wood effect laminate flooring. Shaker style wall and base units, integrated fridge, freezer, electric oven with gas hob and extractor fan above, stainless steel sink and drainer unit with mixer tap above. uPVC double glazed window to the front aspect. Ceiling light.

Bedroom One

10'2" x 12'2" (3.12 x 3.71)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the front aspect. Storage cupboard. Lost access. Ceiling light.

Bedroom Two

6'5" x 8'9" (1.96 x 2.67)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the rear aspect. Ceiling light.

Bathroom

5'6" x 6'11" (1.70 x 2.13)



Laminate flooring. Pedestal wash and basin. Low-level WC. Fitted bath with shower above and glass. Shower screen. Wall mounted radiator. Extractor fan. Ceiling light.

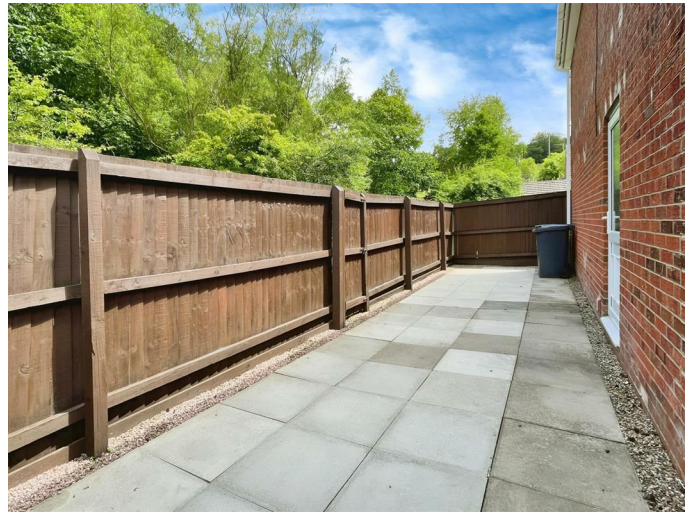
Garage

18'6" x 8'2" (5.64 x 2.51)



Concrete flooring. Power and lighting. uPVC door to the rear aspect. Large storage cupboard with built in shelving and lighting.

Outside



Agents Notes

Tenure: Leasehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs

and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

Leasehold Details

Ground Rent- £150 annually

Service charge of £176.87 payable annually to RMG

Lease is 999 years from 2009 and has 985 years remaining.

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

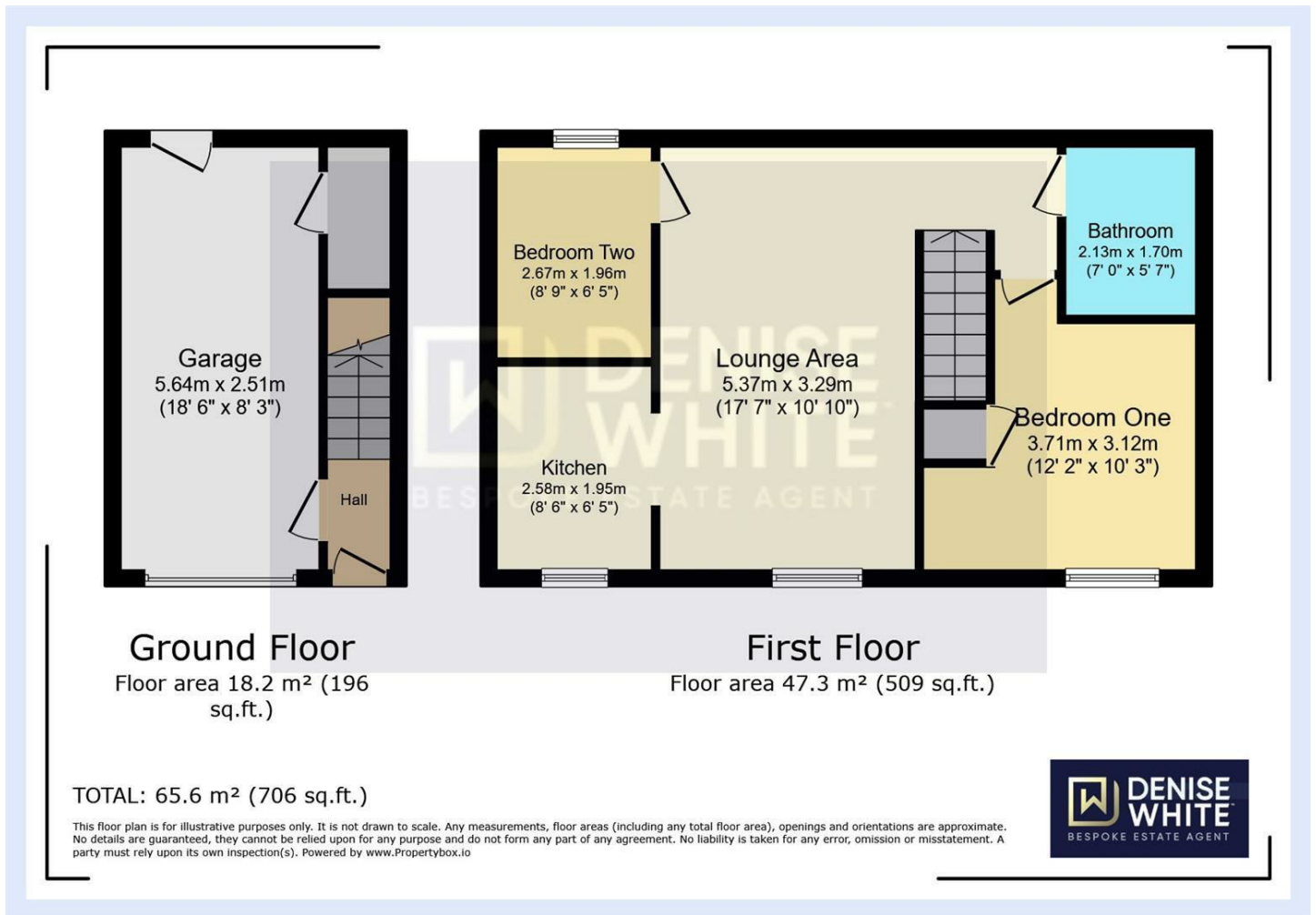
Do You Require A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

WE WON!



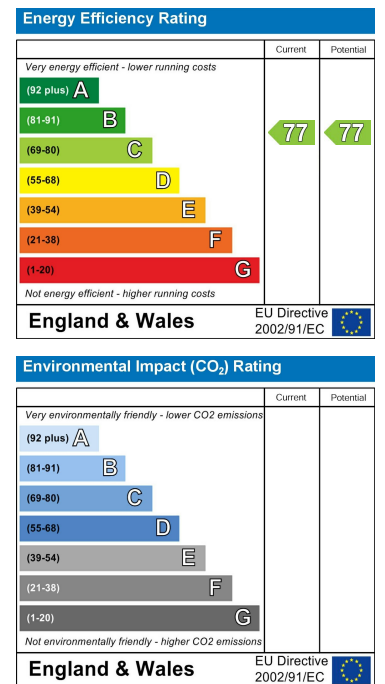
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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