





Smithy Cottage, Middleton Green, Leigh, Stoke-On-Trent. ST10 4PQ



welcome to

Smithy Cottage, Middleton Green, Leigh, Stoke-On-Trent

Bagshaws Residential offer a RARE OPPORTUNITY to acquire a characterful cottage set in delightful gardens which adjoins OPEN COUNTRYSIDE and has accommodation comprising: kitchen diner, conservatory, two reception rooms and bathroom, two bedrooms, en suite and dressing room. Drive & garage.













Access to the property is gained via five bar gate opening onto driveway which provides off road parking leading to the garage and wrought iron gates lead to block paved pathway leading to:

Entrance Door:

Leading into:

Kitchen Diner:

17' 2" x 12' 8" (5.23m x 3.86m)

A farmhouse style kitchen with beams to the ceiling comprising ceramic sink set in a base unit; further base, wall and drawer units; complementary wood work surfaces; Rangemaster cooker with double oven and hob over; integrated dishwasher and refrigerator; complementary wall and floor tiling; ceiling spotlights; double obscure glazed windows; two feature picture windows; vertical central heating radiator; door leading into sitting room and double doors leading into:

Conservatory:

9' x 9' (2.74m x 2.74m)

Having double glazed windows on a dwarf brick wall with solid tiled roof; tiled flooring; door leading out to the garden.

Sitting Room:

15' $max \times 13'$ 6" into alcove ($4.57m \max \times 4.11m$ into alcove)

With open tread stairs to the first floor accommodation; feature brick Inglenook style fireplace housing a log burning stove; alcove shelving and storage; double glazed window; beams to the ceiling; central heating radiator.

Hallway:

Having French doors leading out to the courtyard; central heating radiator; doors off to sitting room, bathroom and door leading into:

Formal Lounge:

14' 6" x 12' 10" max (4.42m x 3.91m max)
Having feature brick Inglenook style fireplace
housing a log burning stove with side and TV plinth;
two dual aspect double glazed windows; central
heating radiator; beams to the ceiling.

Ground Floor Bathroom:

Having corner bath with mixer taps and shower attachment; low level wc; pedestal wash hand basin; complementary wall and floor tiling; double glazed window; beams to the ceiling; wood wall panelling; central heating radiator.

Stairs From Sitting Room:

Leading to:

First Floor Landing:

Opening to:

Bedroom:

Irregular shaped room. Having double glazed window; two Velux windows; storage cupboard housing the hot water tank; central heating radiator; opening into:

Dressing Area / Hobby Room:

Irregular shaped room. Restricted head height with hanging rails; opening into hobby room.

Bedroom:

12' 9" x 9' 10" (3.89m x 3.00m)

With door from landing having double glazed window; central heating radiator; loft access hatch; door and step up leading to:

En Suite:

Having enclosed shower cubicle with wall mounted shower; wash hand basin set in a vanity unit; low level wc set in a vanity unit; double glazed window; complementary wall and floor tiling; ceiling spot lights; central heating radiator.

Gardens:

This property is set in delightful mature gardens which adjoins open countryside fields and is well stocked with plants, flowers, shrubs and bushes. There are lawned area, patio area with pergola; further block paved courtyard area, block paved pathways, steps with raised beds and fence boundaries.

Garage:

With up and over door; side personal door.

Please Note:

Photographs may have been taken using a wide angle lens. Council Tax Band C.





welcome to

Smithy Cottage, Middleton Green, Leigh, **Stoke-On-Trent**

- Cottage set in Delightful Mature Gardens
- Adjoining Open Countryside
- Wealth of Character & Charm
- Kitchen Diner. Conservatory. Sitting Room. Lounge
- Two Bedrooms. Dressing Area. En Suite. Bathroom

Tenure: Freehold EPC Rating: D

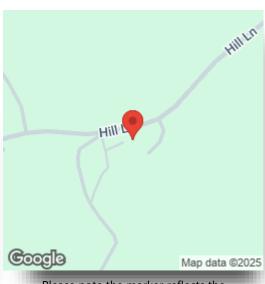
offers over

£385,000









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109655



Property Ref: UTR109655 - 0004 would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

bagshaws residential



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