



## 5 The Coppins Westwood Road, Leek, ST13 8DJ

Offers In The Region Of £179,950

- 2 bedroom bungalow
- Exclusively proposed to over 55s.
- Sun room to the rear
- Contemporary shower room
- Situated within easy walking distance of Leek town centre
- NO CHAIN!

# 5 The Coppins Westwood Road, Leek ST13 8DJ

Selling with NO UPPER CHAIN, Whittaker & Biggs are pleased to offer to the market this charming bungalow, offering a delightful living experience for those aged over 55. The property is part of a well-maintained row of bungalows known as The Coppins, which benefits from shared access and parking conveniently located off the main road.

This inviting home features a comfortable reception room, perfect for relaxation or entertaining guests. With two well-proportioned bedrooms, there is ample space for both rest and personalisation. The bungalow also includes a modern shower room, designed for ease and comfort.

One of the standout features of this property is its private location, providing a peaceful retreat while still being within walking distance of Leek town centre. Residents can enjoy the convenience of local shops, cafes, and amenities, making it an ideal choice for those seeking a balanced lifestyle.



Council Tax Band: B



### **Porch**

3'5" x 3'10"

Wood glazed double doors to the frontage.

### **Hall**

12'4" x 3'10"

Wood glazed door to the frontage, loft hatch, airing cupboard housing the gas fired wall mounted Alpha combi boiler.

### **Shower Room**

7'1" x 5'4"

UPVC double glazed window to the frontage, walk in shower enclosure, chrome fittings, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder, radiator, shaver point, fully tiled and aqua boarded, tiled floor.

### **Sitting Room**

14'5" x 11'5"

UPVC double glazed patio doors to the rear, UPVC double glazed window to the side aspect, living flame gas fire, marble effect hearth and surround, wood, mantle, radiator.

### **Conservatory**

9'4" x 7'0"

UPVC double glazed construction, glass roof, door to the side aspect

### **Kitchen**

8'7" x 7'2"

Skylight, units to the base and eye level, composite sink and a half with drainer,

chrome mixer, tap, cooker point, space and plumbing for a washing machine, space for a freestanding fridge freezer.

### **Bedroom One**

12'2" x 9'1"

UPVC double glazed window to the rear, built in wardrobe, fitted wardrobes, over bed storage, bedside tables and drawers, radiator.

### **Bedroom Two**

9'1" x 8'7"

UPVC double glazed window to the frontage, built in storage, cupboard, radiator.

### **Externally**

To the frontage, communal area with raised beds.

To the rear, paved courtyard overlooking the neighbouring lawn with mature trees and shrubs.

### **AML REGULATIONS**

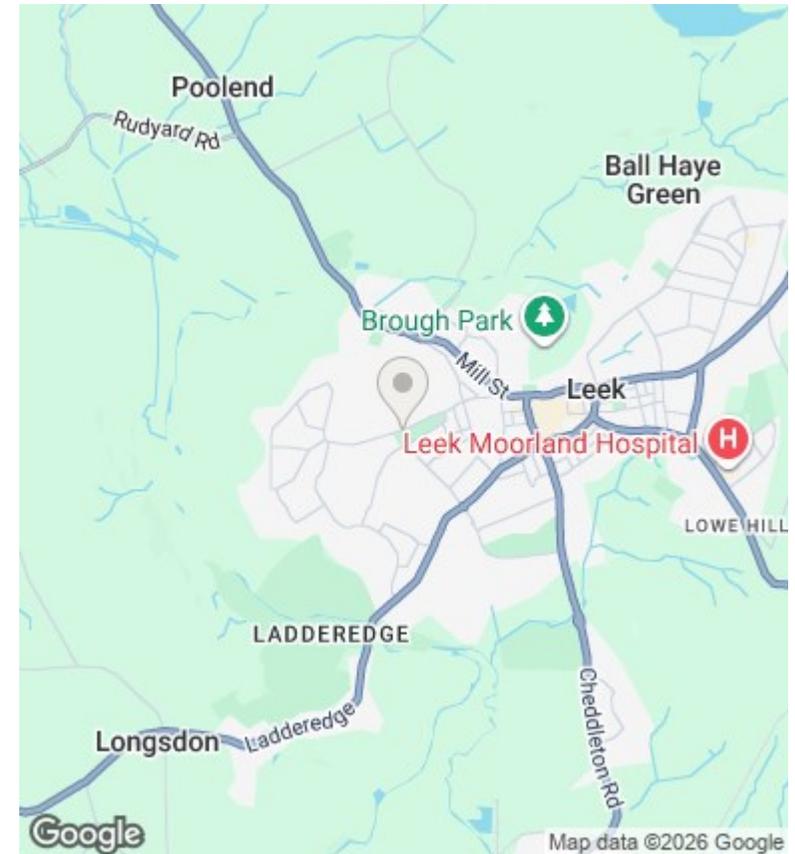
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Netragon. ©2025.



## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	