



## **307 Ash Bank Road, Stoke-On-Trent, ST9 0JS**

**Offers in the region of £400,000**

"Gardening is the purest of human pleasures." — Francis Bacon

An attractive double-fronted detached property occupying an impressive plot with a spectacular garden. With two reception rooms, a spacious breakfast kitchen, and three double bedrooms, this property is the perfect fit for those looking to add their stamp to a long term family home in a sought after location.

'Call us to arrange a viewing 9am - 9pm 7 days a week!'

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

01538 381 772 | 01782 901 088 | 07854643365 | [denisewhite@denise-white.co.uk](mailto:denisewhite@denise-white.co.uk) | [www.denise-white.co.uk](http://www.denise-white.co.uk)

### Denise White Estate Agent's Comments

Located in the highly desirable area of Werrington, this attractive three-bedroom detached home occupies a generous plot on the ever-popular Ash Bank Road. Offering well-maintained accommodation throughout, the property presents an exciting opportunity for buyers looking to add their own cosmetic touches while enjoying a spacious and versatile family home.

Boasting a charming double-fronted façade, the home features two well-proportioned reception rooms, both flooded with natural light thanks to dual aspect windows and beautiful bay windows to the front. To the rear of the property, a large breakfast kitchen provides ample cabinetry and space to cook, leading into a cosy snug area—perfect for relaxing or informal family time.

A generous utility room and ground floor WC add to the practical appeal of the home, ensuring it caters to the needs of modern family living.

Upstairs, the property offers three double bedrooms, each with built-in storage solutions, and a spacious family bathroom featuring both a corner bath and a separate shower, ideal for busy households.

Externally, this home truly excels. A gravelled driveway provides ample off-road parking and leads to a detached single garage. There is side access on both sides of the property, opening onto a large, beautifully maintained rear garden with open possibilities. The garden features an initial paved patio area, a central pathway, and expansive lawns with well-stocked borders. To the rear of the garden is a further paved area housing two useful storage sheds, all framed by a mature surrounding hedgerow offering privacy and a tranquil setting.

This superbly located home is ideal for families or buyers looking for space, charm, and potential, all within easy reach of local amenities, schools, and transport links.

### Location



Werrington is a village in the Staffordshire Moorlands district of Staffordshire, ideally located within easy travelling distances to the road networks of the A50, A500 and M6 and about 5 miles (8 km) east of Stoke-on-Trent city centre. There is a village hall, a pharmacy, and two public houses. The quaint market towns of Leek and Cheadle are also within easy reach. The property is located on a most popular and highly regarded residential area close to the local amenities the village offers and local schools.

### Entrance Porch

Fitted carpet. UPVC door to the front aspect. Wall mounted radiator. Stairs to the first floor accommodation. Coving. Ceiling light.



### Sitting Room

10'10" x 16'0" into bay (3.32 x 4.88 into bay )



Fitted carpet. Wall mounted radiator. UPVC double glazed bay window to the front aspect. Brick fire place. UPVC double glazed window to the side aspect. Coving. Ceiling light.

### Dining Room

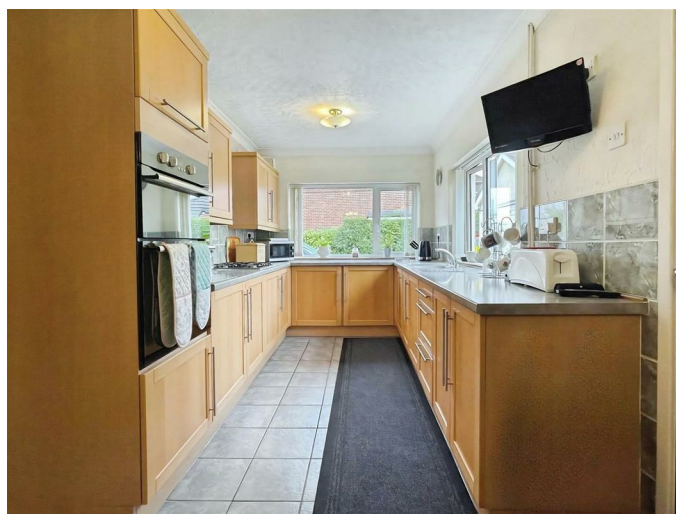
10'11" x 15'11" (3.33 x 4.86 )



Fitted carpet. Wall mounted radiator. UPVC double glazed bay window to the front aspect. UPVC double glazed window to the side aspect. Gas fire with stone surround. Wall light. Ceiling light.

### Kitchen Area

7'10" x 15'1" (2.39 x 4.62 )



Tiled flooring. A range of wall and base units with laminate work surfaces above. Stainless steel sink and drainer unit with mixer tap above. Gas hob. Electric split oven. Upvc double glazed window to the side and rear aspect. Coving. Ceiling light.

### Sitting Area

7'10" x 7'10" (2.39 x 2.41 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the side aspect. Coving. Ceiling light.

### Rear Porch

4'10" x 4'5" (1.49 x 1.36 )

Tiled flooring. UPVC door to the side aspect. Coving. Ceiling light.

### Utility

8'7" x 10'0" (2.62 x 3.07 )



Vinyl flooring. A range of wall and base units with laminate work surfaces above. Stainless steel sink and drainer unit with mixer tap above. Undercounter space for washing machine. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

### WC

4'11" x 5'1" (1.52 x 1.56 )



Fitted carpet. Wall mounted radiator. Low-level WC. Wash and basin with storage underneath. Obscured UPVC double glazed window to the rear aspect. Coving. Ceiling light.

### First Floor Landing

Fitted carpet. Coving. Ceiling light. Loft access.

### Bedroom One

10'11" x 13'10" (3.33 x 4.22 )



Fitted carpet. Wall mounted radiator. Storage cupboard. Built-in wardrobes. Two UPVC double glazed windows to the front and side aspect. Coving. Ceiling light.

### Bedroom Two

7'10" x 12'9" (2.40 x 3.91 )



Fitted carpet. Fitted Wardrobes. Wall mounted radiator. Storage cupboard housing cylinder. UPVC double glazed windows to the front and side aspect. Coving. Ceiling light.



### Bedroom Three

13'9" x 10'11" (4.21 x 3.33 )



Fitted carpet. Wall mounted radiator. Two UPVC double glazed window to the rear. Coving. Ceiling light.

### Bathroom

7'8". x 8'0" (2.36. x 2.44 )



Vinyl flooring. Wall mounted towel rail. Walk-in shower. Corner bath. Low-level WC. Wash hand basin with storage underneath. Obscured UPVC double glazed window to the rear aspect. Ceiling light.

### Outside



The property features a large gravel driveway to the side of the home leading to a detached single garage. Access to the rear can be gained either side of the property. The rear garden is largely lawned with mature borders. A pathway leads to a paved area housing to sheds with gravel beyond. The large garden is surrounded by mature hedgerow.

### Garage

10'3". x (3.14. x 5.47.)

Power and lighting. Up and over door to the front aspect. Window to the side aspect.

### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

### 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.

## About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and 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 advise.

### 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!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their

inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

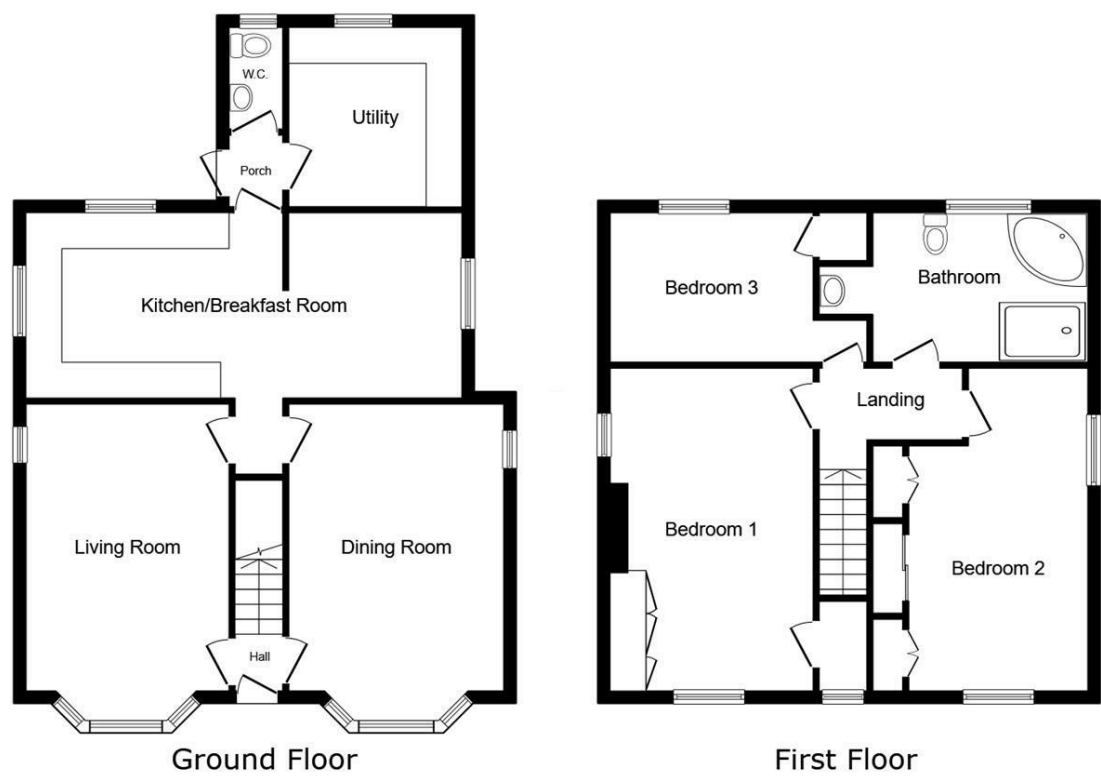
The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

### **Anti-Money Laundering & ID Checks**

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



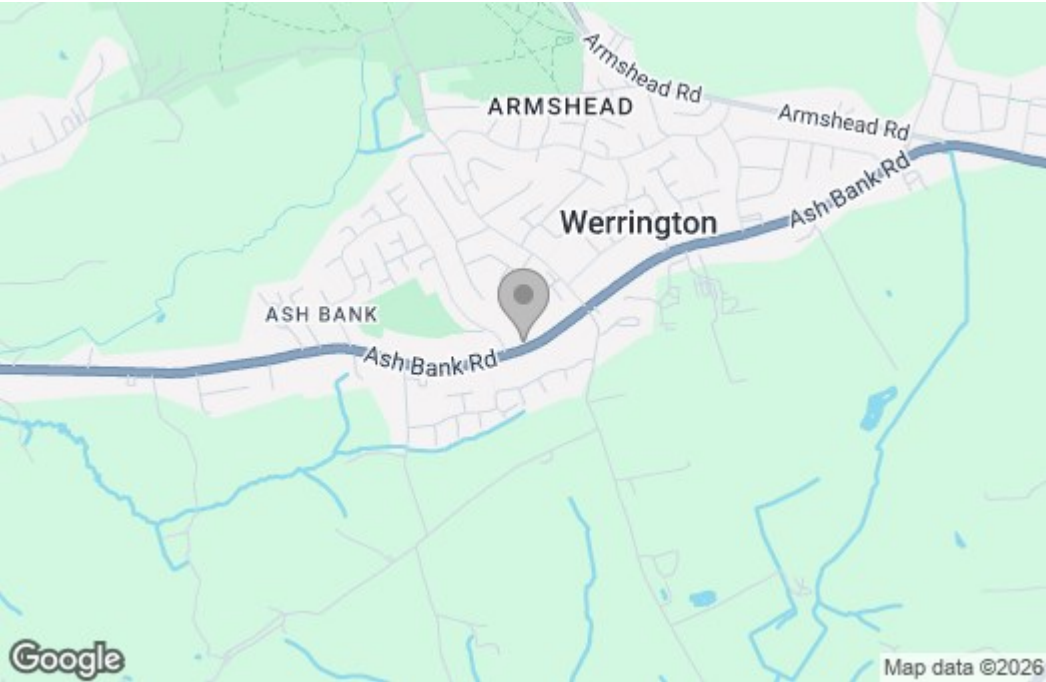
Floor Plan



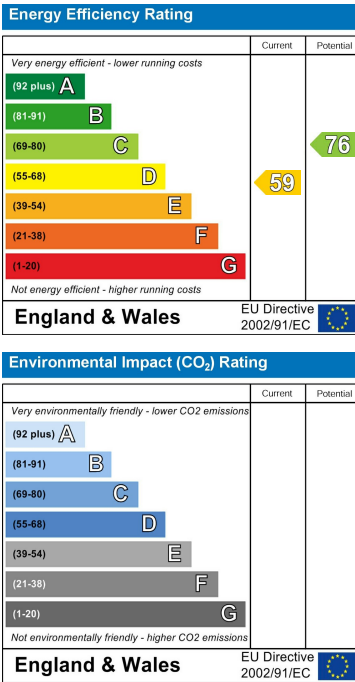
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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.