



3 Westwood Grove, Leek, ST13 8DS

Offers In Excess Of £150,000

- Selling with NO CHAIN!
- Versatile layout
- South west facing rear garden
- Council tax band A
- Terraced property with self contained lower ground floor studio flat
- Two bedrooms and shower room to the first floor
- Within walking distance of Leek town centre
- Cul-de-sac location
- Contemporary kitchen
- Close to local amenities

3 Westwood Grove, Leek ST13 8DS

Selling with NO CHAIN, Whittaker and Biggs are pleased to offer to the market this terraced house built in 1900, the property spans an impressive 840 square feet and boasts a versatile layout that is ideal for families or those seeking additional space.

Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the home. The contemporary kitchen is a highlight, providing a stylish and functional space for culinary enthusiasts. The first floor features two well-proportioned bedrooms, complemented by a modern shower room, ensuring comfort and convenience for all residents.

One of the unique features of this property is the self-contained lower ground floor studio flat, which presents an excellent opportunity for guests, a home office, or even rental potential. The possibilities are endless, making this home adaptable to your lifestyle needs.



Council Tax Band: A



Lower Ground Floor (Self Contained Studio Flat)

Bedroom

10'9" x 10'1"

Radiator, understairs storage cupboard.

Kitchen

10'5" x 4'3"

UPVC double glazed door to the rear, wood double glazed window to the rear, units to the base and eye level, ceramic sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a freestanding cooker, space for a freestanding fridge freezer.

Bathroom

8'6" x 4'4"

Wood glazed window to the rear, enamel bath, chrome taps, electric Sector shower over, pedestal wash hand basin, chrome taps, low level WC, radiator, internal window.

Ground Floor

Sitting Room

10'9" x 10'1"

UPVC double glazed door to the frontage, UPVC double glazed window to the frontage, radiator, stairs to the first floor.

Kitchen

10'5" x 10'5"

UPVC double glazed window to the rear, UPVC double double glazed door to

the rear, units to the base and eye level, Lamona ceramic hob, Lamona electric fan assisted oven, extractor hood, ceramic sink and half with drainer, chrome mixer tap, space and plumbing for a washing machine, space for a free standing fridge freezer, cupboard housing the Main combi boiler, anthracite vertical column, radiator, stairs down to the lower ground floor flat.

First Floor

Bedroom One

10'9" x 10'4"

UPVC double glazed window to the frontage, radiator.

Bedroom Two

7'6" x 6'10"

UPVC double glazed window to the rear, radiator.

Shower Room

10'4" x 2'11"

Walk-in shower enclosure, chrome fittings, rainfall shower head, pedestal wash hand basin, chrome mixer tap, low level WC, aqua boarded, chrome ladder radiator, extractor fan.

Externally

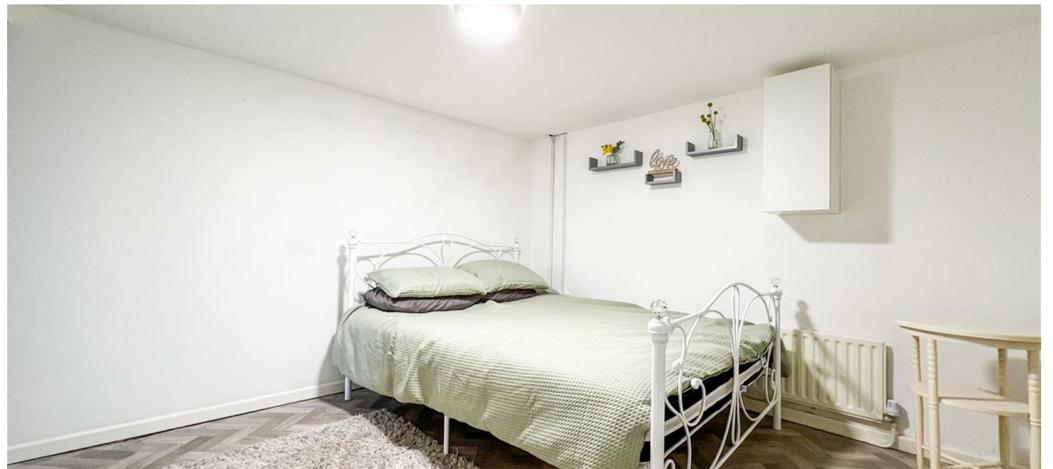
To the rear, tiered garden, metal steps up to the ground floor kitchen, paved courtyard, gravelled area, wood bark area, fence boundary, pedestrian access to the neighbouring property.

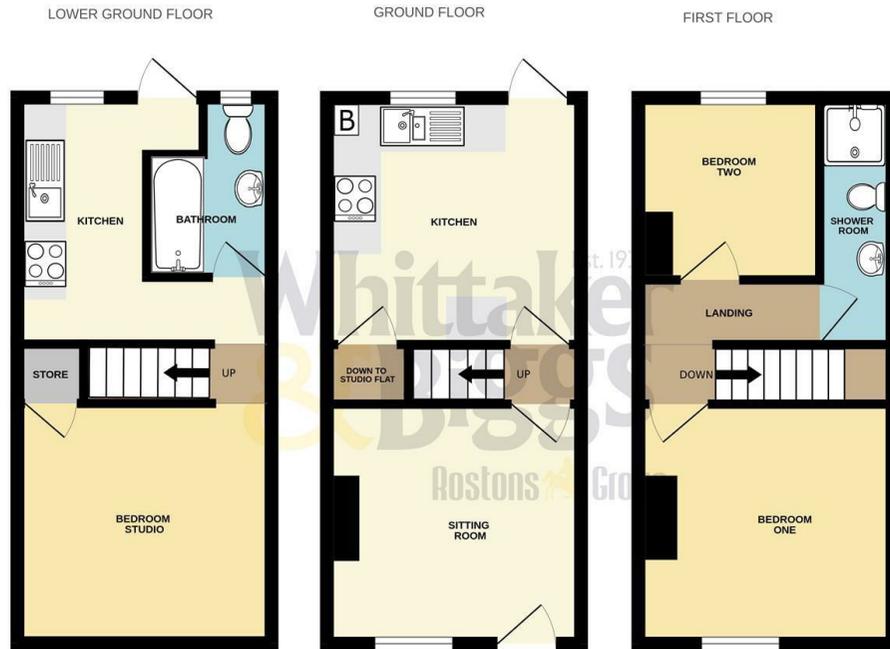
AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those

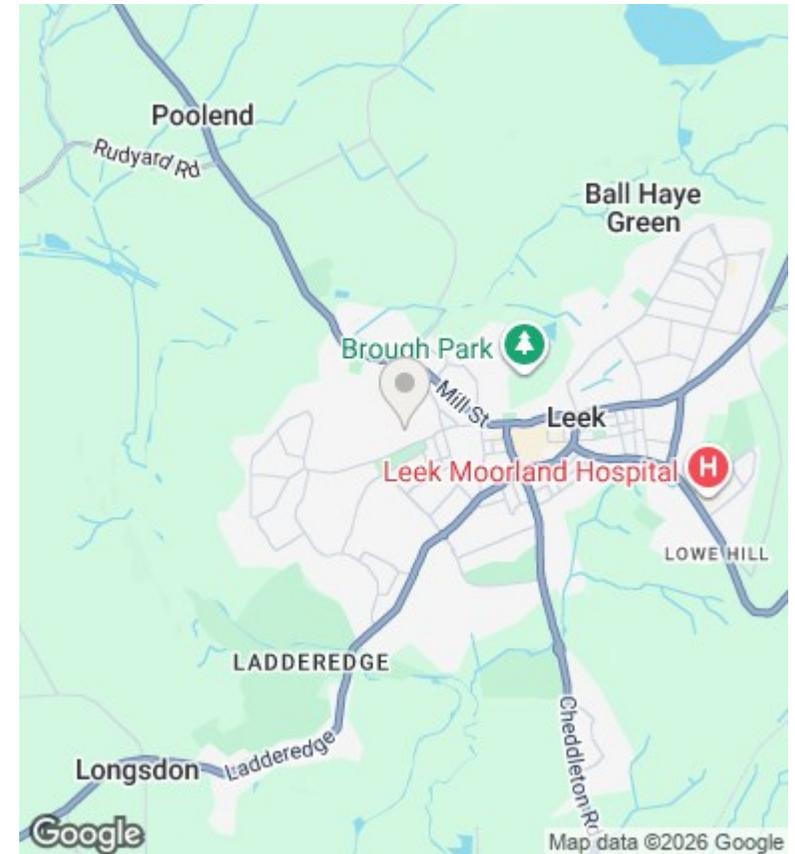
buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







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 mis-statement. 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.
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Directions

Viewings

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

Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		88
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	