



123 Willow Drive, Staffordshire, ST13 7FG

Offers in the region of £185,000

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"Where we love is home-home that our feet may leave, but not our hearts"~ Oliver Wendell Holmes

A well-presented two-bedroom first-floor apartment on the popular St. Edward's Estate in Cheddleton, featuring bright accommodation with sash windows, two double bedrooms with fitted wardrobes, an en suite to the principal bedroom, a cosy sitting room, and a fully fitted kitchen. Benefitting from a private entrance, versatile landing space, and two allocated parking spaces, this property is ideal for a range of buyers.

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

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Denise White Agent Comments

A beautifully presented and deceptively spacious two-bedroom first-floor apartment, ideally positioned on Willow Drive within the sought-after St. Edward's Park in Cheddleton, set within 122 acres of manicured grounds and woodland.

The property offers a unique and inviting layout, with entry at ground floor level leading to a charming private staircase rising to the first-floor accommodation. The landing area is generously proportioned and is currently utilised as a practical home office space, showcasing the versatility of the home.

Upon reaching the first floor, the apartment is flooded with natural light thanks to attractive sash windows throughout, creating a bright and airy feel across all principal rooms. An inner hallway provides access to all accommodation, including a cosy and well-proportioned sitting room, ideal for relaxing or entertaining.

The fully fitted kitchen is thoughtfully arranged with a range of units and workspace, offering both functionality and style. There are two spacious double bedrooms, both benefiting from built-in wardrobes. The principal bedroom further enjoys the added luxury of a private en suite, while a separate family bathroom serves the second bedroom and guests.

The property is well presented throughout, making it ready for immediate occupation with minimal effort required.

Situated within a well-regarded residential development, the apartment enjoys convenient access to local amenities, transport links, and nearby green spaces, making it an excellent choice for a range of buyers.

Location

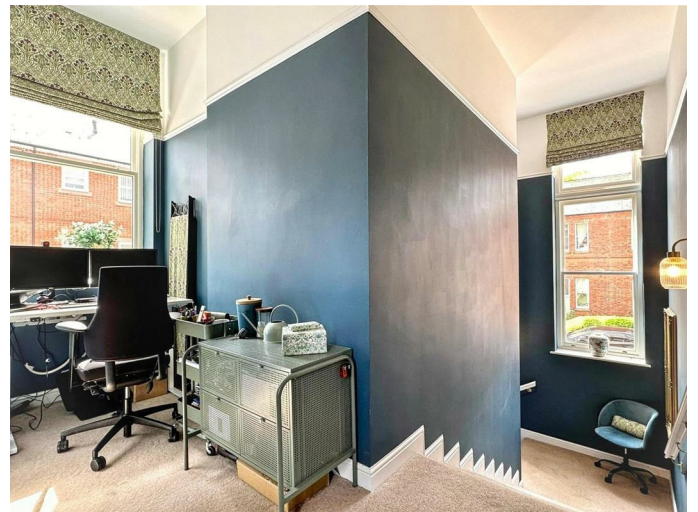
The property is enviably located in the exclusive St Edwards Estate in Cheddleton. This large former hospital site has now been transformed into a place of peace, tranquillity and strong community

providing a setting almost unique in the area with lawned areas surrounded by estate woodland and direct access to canal-side walks and cycle routes. The estate is ideally situated 2-3 miles from the market town of Leek with a good range of supermarkets, local independent shops, cafes, bars and sports facilities. The Peak District national park is a short drive away. Access to the city of Stoke-on-Trent with a fast mainline train service to Euston and the major road networks of the A50, A500 and M6 are also easy. The estate has a half hourly bus service to Hanley and Leek, with several services a day direct to the attractive Victorian spa town of Buxton.

Entrance Hall

Wooden entrance door to the front aspect. Carpet. Double glazed sash windows. Ceiling light. Stair leading up to:-

First Floor Landing



Carpet. Double glazed sash windows to the front and side aspects. Ceiling light. Door leading into:-

First Floor Hallway



Carpet. Electric Storage Heater. Double glazed sash windows to the side aspect. Ceiling lights.

Kitchen

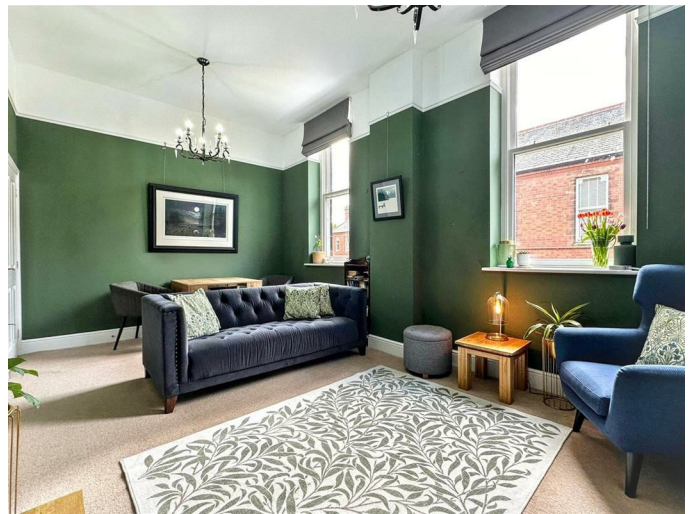
12'7" x 6'8" (3.84 x 2.05)



Fitted with a range of wall and base units, with work surfaces over incorporating a sink and drainer unit with mixer tap. Integrated fridge freezer, oven, dishwasher, and induction hob with extractor fan over. Vinyl flooring. Electric storage heater. Double glazed sash window to the front aspect. Ceiling light.

Sitting Room

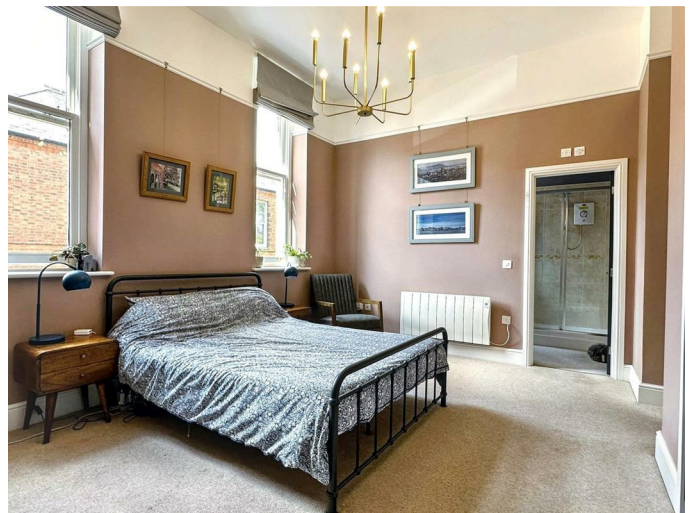
17'10" x 11'0" (5.46 x 3.37)



Carpet. Electric storage heater. Two double glazed sash windows to the rear aspect. Two ceiling lights.

Bedroom One

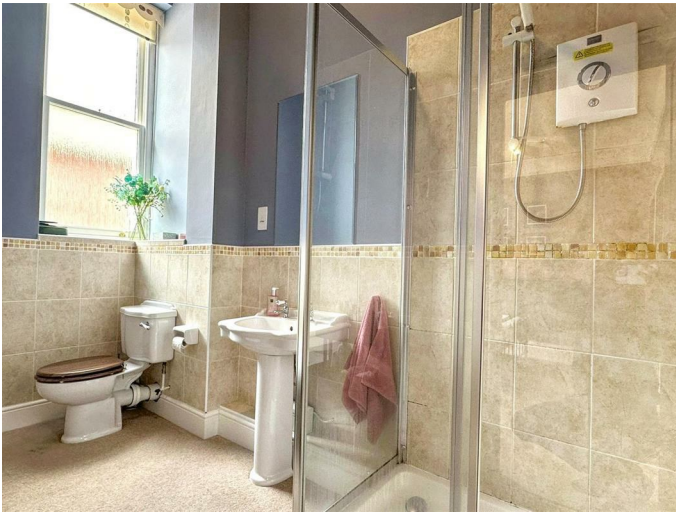
15'7" x 15'5" (4.75 x 4.70)



Carpet. Electric storage heater. Built in wardrobes. Double glazed sash windows to the rear aspects. Ceiling light. Door leading into :-

Ensuite

11'0" x 5'10" (3.37 x 1.78)



Fitted with a suite comprising of low-level WC, pedestal wash hand basin and shower cubicle with electric shower. Carpet. Electric storage heater. Obscured double glazed sash window. Ceiling light.

Bedroom Two

15'8" x 8'9" (4.78 x 2.69)



Carpet. Electric storage heater. Built-in wardrobe. Double glazed sash window to the side aspect. Ceiling lights.

Bathroom

11'0" x 5'6" (3.36 x 1.70)



Suite is comprising of low level WC, pedestal wash hand basin and bath with shower attachment. Carpet. Electric storage heater. Obscured double glazed sash window to the side aspect. Ceiling light.

Outside

The property benefits from two allocated parking spaces and use of the communal grounds which comprise of approximately 122 acres of manicured gardens and woodland.

Leasehold Information

Management Company - Castle Estates - 01785 244404 block@castle-estates.co.uk

125 year lease with 94 years remaining at the time of marketing

Ground rent is £100 per annum

Service charge is £3100 per annum currently payable in monthly installments of £260, subject to change.

Agent 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.

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.

We Won!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 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.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

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 Will 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.

Need A Mortgage?

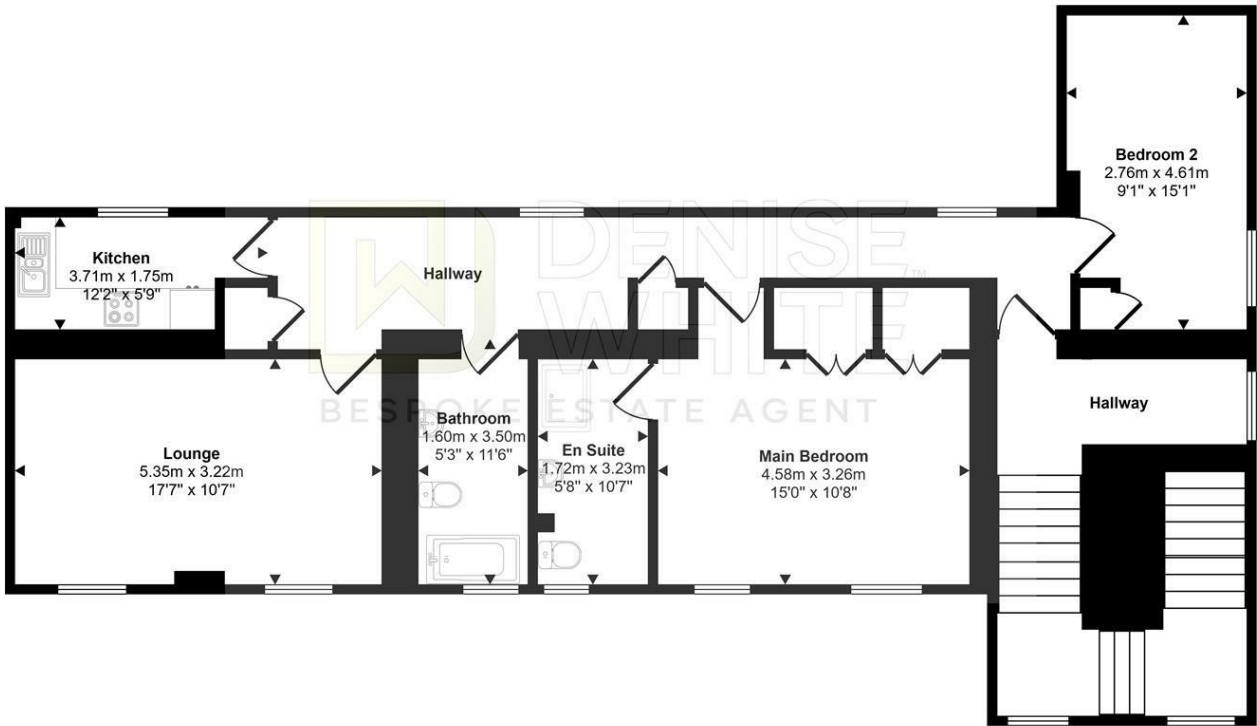
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Buyer 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

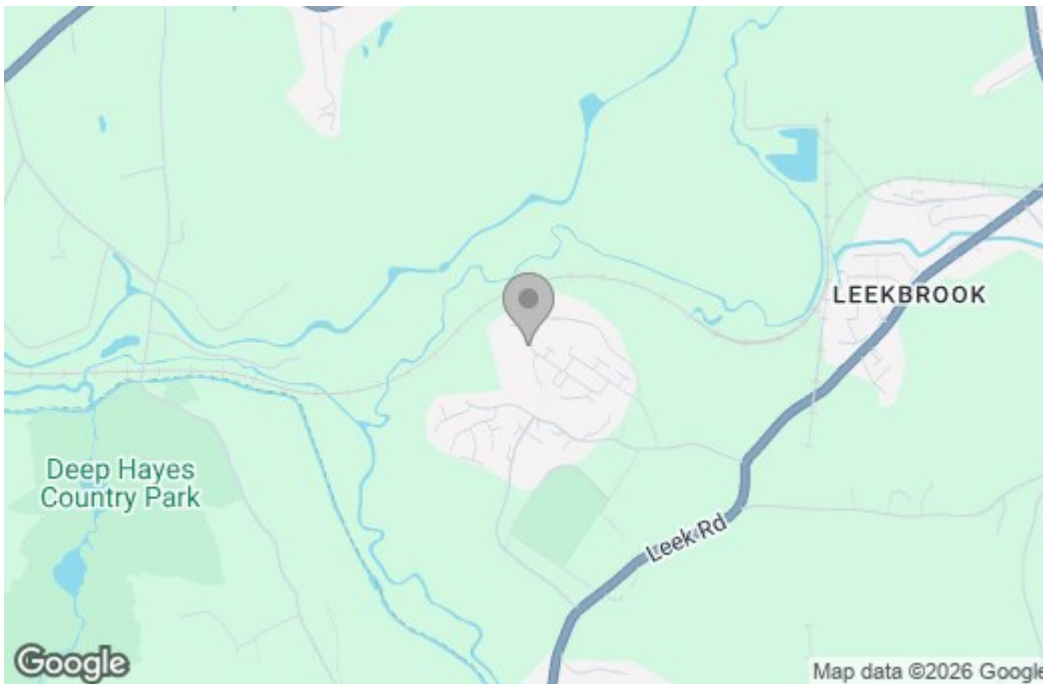
Approx Gross Internal Area
114 sq m / 1224 sq ft



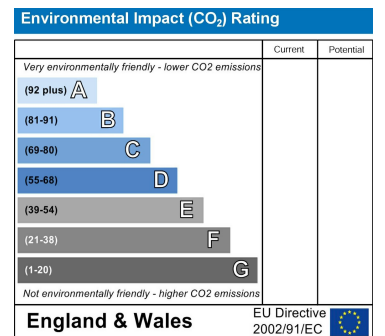
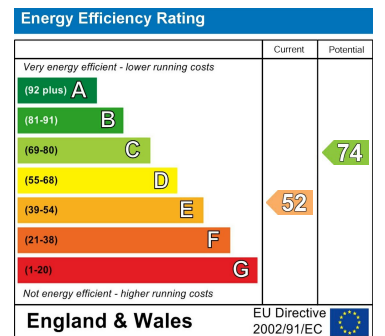
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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