



21 Clover Grove, Leekbrook, Staffordshire, ST13 7AS

Offers In The Region Of £350,000

- Four bedroom detached family home
- Excellent condition throughout
- High specification kitchen with Neff appliances
- Garage
- Ensuite to bedroom one
- WC
- Driveway to the front
- Large rear garden
- Two reception rooms

21 Clover Grove, Leekbrook ST13 7AS

Nestled in the charming area of Clover Grove, Leekbrook, this exquisite house offers a perfect blend of modern living and comfort. With two spacious reception rooms, this property is ideal for both entertaining guests and enjoying quiet family time. The high specification kitchen is a true highlight, featuring contemporary fittings and ample space for culinary creativity.

This home boasts two well-appointed bathrooms, ensuring convenience for all residents and visitors alike. Bedroom one benefits from an ensuite, providing a private sanctuary for relaxation.

The large rear garden is a delightful outdoor space, perfect for summer gatherings, gardening enthusiasts, or simply unwinding in the fresh air. Additionally, the property includes a garage, offering secure parking and extra storage options.



Council Tax Band: D



Entrance Hallway

Composite double glazed door to the front, radiator, stairs to the first floor, understairs storage cupboard.

WC

63'7" x 2'10"

Upvc double glazed window to front, low level WC, corner sink unit, chrome mixer tap, radiator, inset downlights.

Kitchen

14'9" x 10'5"

(max measurements) range of fitted units to the base and eye level, breakfast bar, composite 1 1/2 sink with drainer, satin finished mixer tap, Neff four ring induction hob, extractor, Neff combination microwave grill, Neff fan assisted oven, Neff integral washing machine, integral fridge, integral freezer, integral bin storage, Ideal gas fired boiler, Upvc double glazed window to the rear, wine fridge, Upvc double glazed window to the side, Upvc double glazed door to the side, Neff integral dishwasher, inset downlights, wall mounted radiator.

Living Room

14'4" x 12'0"

Upvc double glazed patio doors to the rear, two radiators.

Dining Room

11'0" x 9'2"

Upvc double glazed window to the front, radiator.

First Floor Landing

Loft access.

Bedroom One

13'11" x 12'7"

(max measurements) Upvc double glazed window to the front, radiator, access to ensuite.

Ensuite

6'3" x 5'1"

Upvc double glazed window to the front, pedestal wash hand basin, low level WC, corner shower cubicle, chrome fitment, extractor.

Bedroom Two

13'10" x 8'10"

Upvc double glazed window to the front, radiator, cupboard housing immersion heated tank.

Bedroom Three

12'4" x 9'1"

(max measurements) Upvc double glazed window to the rear, radiator.

Bedroom Four

12'5" x 9'0"

(max measurements) radiator, Upvc double glazed window to the rear.

Bathroom

7'3" x 6'3"

Panel bath, chrome mixer tap, low level WC, pedestal wash hand basin, radiator, Upvc double glazed window to the rear, partly tiled, extractor.

Garage

17'11" x 8'0"

Up and over door, light and power.

Externally

To the front tarmacadam driveway, area laid to lawn, path to the side, gated access and fenced boundary. To the rear Indian stone patio, hardstanding for timber building, lawn, fenced boundary, gravel and barked area, outside power socket.

AML REGULATIONS

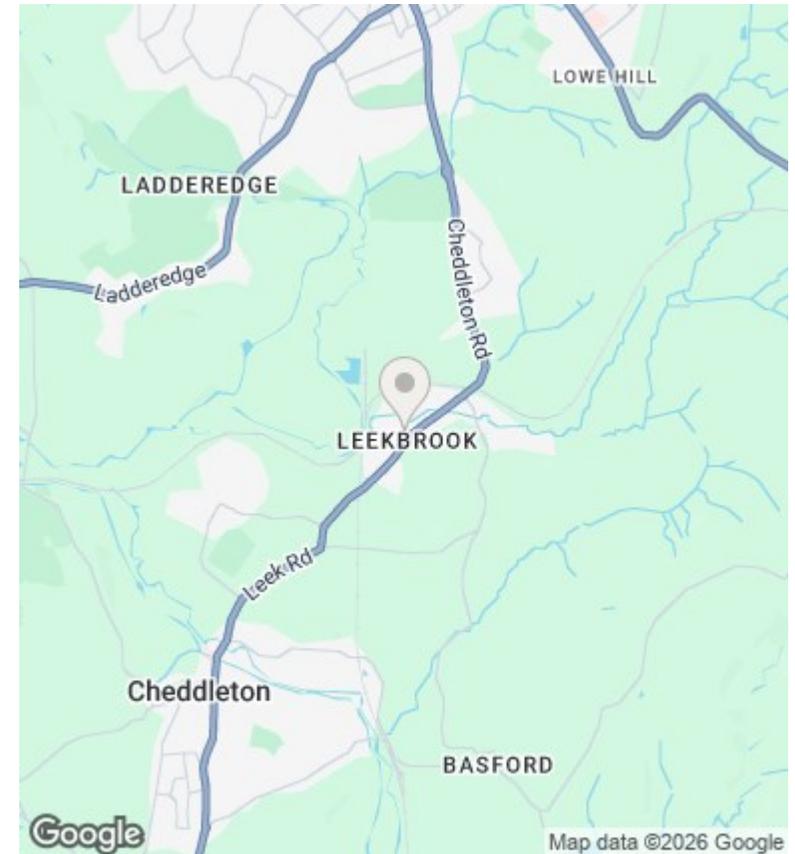
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(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	