



11 Brookview Drive, Stoke-On-Trent, ST3 5XJ

Offers in the region of £175,000

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"Sometimes the key to happiness is finding the key to the right home" ~ unknown

A beautifully presented two-bedroom semi-detached home located on a quiet cul-de-sac in the popular residential area of Weston Coyney. Offering well-maintained and stylish accommodation throughout, the property features a recently installed high-quality kitchen, a conservatory with underfloor heating, two double bedrooms, off-road parking, and a generous private rear garden.

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

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Denise White Estate Agents Comments

A beautifully presented two-bedroom semi-detached home, tucked away on a quiet cul-de-sac within the highly regarded residential area of Weston Coyney. Having been exceptionally well maintained by the current owners, the property offers stylish and comfortable accommodation, highlighted by the recent installation of a stunning contemporary kitchen fitted with high-quality units and integrated appliances.

To the ground floor, an entrance porch provides a welcoming introduction to the home and leads through to a spacious lounge, from which stairs rise to the first floor. A door from the lounge opens into the impressive kitchen, positioned to the rear of the property and thoughtfully designed to maximise both space and practicality. The kitchen flows seamlessly into a conservatory, complete with underfloor heating, creating an ideal additional reception area and enjoying pleasant views over the rear garden.

To the first floor, the landing leads to two well-proportioned double bedrooms together with a modern family bathroom fitted with contemporary fixtures and fittings.

Externally, the property benefits from off-road parking for two vehicles to the front. To the rear is a generous and private garden, mainly laid to lawn and complemented by mature trees and shrubs, providing a pleasant outdoor space with a good degree of privacy.

Location

Weston Coyney is a well-established and highly regarded residential area, offering a perfect blend of suburban charm and convenient accessibility. The community benefits from a range of local amenities, including schools, shops, and recreational facilities, making it ideal for families and professionals alike. The area is well-connected, with excellent road links to the A50, providing easy access to Stoke-on-Trent city centre, the M6 motorway (Junction 15), and nearby towns such as Uttoxeter and Derby. Residents also enjoy proximity

to green spaces and parks, creating opportunities for outdoor leisure and family activities. With its welcoming community and convenient location, Weston Coyney continues to be a popular choice for those seeking a balanced lifestyle within reach of the city and countryside.

Entrance Porch

uPVC entrance door to the side aspect. Laminate flooring. Dado rail. Obscured uPVC window to the front aspect. Ceiling light Door leading into:-

Lounge

13'10" x 12'7" (4.24 x 3.84)



Laminate flooring. Radiator. uPVC window to the front aspect. Stairs leading to first floor. Two ceiling lights. Door leading into: -

Kitchen

12'6" x 9'3" (3.83 x 2.83)



Fitted with a range of wall and base units with work surfaces over, incorporating a breakfast bar and a one and a half bowl sink and drainer unit with mixer tap. Integrated four ring gas hob with extractor over, single electric 'Bosch' oven, dishwasher and bins. Space for American style fridge freezer. Plumbing for automatic washing machine. Tiled flooring. uPVC sliding doors leading into Conservatory. uPVC window to the rear aspect. Ceiling Spotlights.

Conservatory

11'9" x 10'5" (3.60 x 3.18)

uPVC double glazed with French doors leading to the garden. Tiled flooring with underfloor heating. Ceiling light.

First Floor Landing

Fitted carpet. Loft access. Ceiling light. Doors leading into:-

Bedroom One



Fitted carpet. Radiator. uPVC window to the front aspect. Ceiling light.

Bedroom Two

12'7" x 6'8" (3.85 x 2.05)



Fitted carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Bathroom

6'5" x 6'2" (1.97 x 1.90)



Fitted with a suite comprising of bath with shower attachment, low level WC and pedestal wash hand basin. Vinyl flooring. Obscured uPVC window to the side aspect. Ceiling light.

Outside



To the front of the property there is a driveway which provides off road parking for one vehicle. Gated access to the side leads to the rear garden.

Rear Garden



To the rear of the property is an excellent-sized and private garden, predominantly laid to lawn and bordered by a variety of mature trees and shrubs which enhance both the character and privacy of the space. The garden provides a pleasant outdoor setting ideal for relaxing or entertaining, whilst enjoying a good degree of seclusion.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke on Trent City Council 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 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 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.

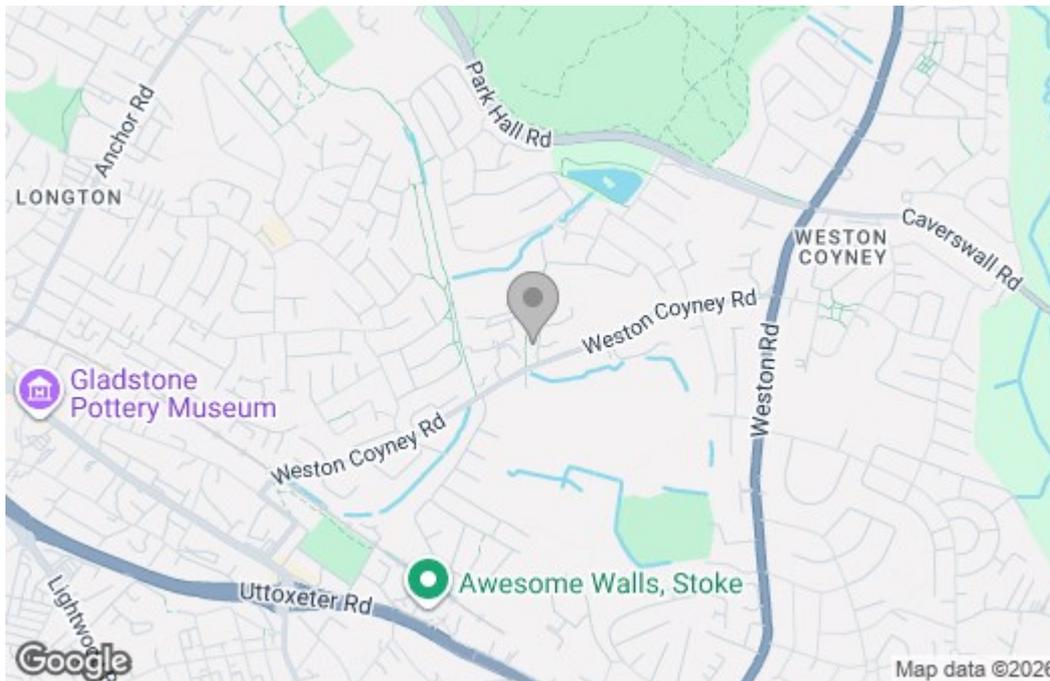
Floor Plan

Approx Gross Internal Area
60 sq m / 647 sq ft



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

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.