



## 244 Ash Bank Road, Stoke-On-Trent, ST2 9EB

**Guide price £350,000**

GUIDE PRICE £350,000 - £375,000

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"A 1930s home tells its story in bay windows, solid doors, and generous rooms." - Unknown

A beautifully presented 1930s detached home combining timeless character with modern upgrades, set on the highly sought-after Ash Bank Road. The property offers generous proportions throughout, a stylish updated kitchen, and flexible family-friendly accommodation. Don't miss out on this ideal long-term family home in a popular residential location.

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

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### Denise White Estate Agents Comments

Set along the ever-popular Ash Bank Road, this attractive three-bedroom detached 1930s home offers a wonderful blend of period charm, generous proportions and thoughtful modern updates.

The property is approached via a dual-access paved driveway and immediately impresses with its handsome front elevation. A practical front porch, complete with striking original Minton tile checkerboard flooring and a stylish composite door, provides ideal space for storing coats and shoes. From here, a beautiful stained-glass internal door opens into a welcoming entrance hall where bespoke wall panelling and a picture rail hint at the home's rich heritage.

To the front of the property sits a well-proportioned dining room, featuring an open fire and an elegant bay window with stained-glass detailing—perfect for both everyday family meals and entertaining. To the rear, the spacious living room enjoys views across the garden beyond and opens via French doors onto a large rear patio. A cosy log burner with brick surround creates a warm and inviting atmosphere, making the space enjoyable all year round.

The kitchen has been updated by the current owner and now offers a stylish shaker-style design with integrated appliances and a useful pantry cupboard providing additional storage. Beyond the kitchen, a rear porch gives access to a downstairs WC and utility area, along with direct access out to the rear patio.

Upstairs, there are three bedrooms. The principal bedroom benefits from fitted wardrobes and lovely open views across fields to the rear. The second is a generous double bedroom with a large bay window to the front, while the third is a single room, ideal as a child's bedroom or home office, featuring a charming stained-glass window. All bedrooms are served by a beautiful family bathroom with freestanding bath and separate shower, alongside a separate WC, ideal for busy

family life. A large boarded loft with lighting, accessed from the landing, provides excellent additional storage.

Externally, the property continues to impress. There is a garage with electric front door and a rear door opening onto the patio. Access is available to both sides of the house, leading to a spacious rear patio overlooking a sizeable lawned garden below. Beneath the patio is a particularly useful storage area, perfect for housing gardening equipment.

A characterful and well-maintained home in a highly sought-after location, offering space, charm and practicality in equal measure.

### 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

**6'4" x 4'9" (1.94 x 1.45 )**

Original Minton tiled checkerboard flooring. Stained glass door into entrance hall. Composite door to the front and side aspect. Ceiling light.

### Entrance Hall

**9'11" x 6'11" (3.03 x 2.12 )**

Wooden flooring. Stairs to the first floor accommodation. Feature panelling. Wall mounted radiator. Hexagon double glazed stained glass window to the side aspect. Two wall lights.



## Dining Room

10'7" x 12'2" (3.24 x 3.72 )



Continued wooden flooring. uPVC double glazed bay window with stained glass to the front aspect. Wall mounted radiator. Feature fireplace with wooden surround. Coving. Ceiling light.

## Kitchen

9'2" into bay x 12'0" (2.81 into bay x 3.68 )



Original Minton tiled checkerboard flooring. A range of shaker style wall and base units with resin work tops above. Integrated stainless steel sink and drainer unit with mixer tap above. Integrated split oven with grill. Integrated microwave. Gas hob with extractor fan above. Wall mounted radiator. Pantry cupboard with lighting and shelving. uPVC double glazed bay style window to the side aspect. Coving. Inset spotlights.

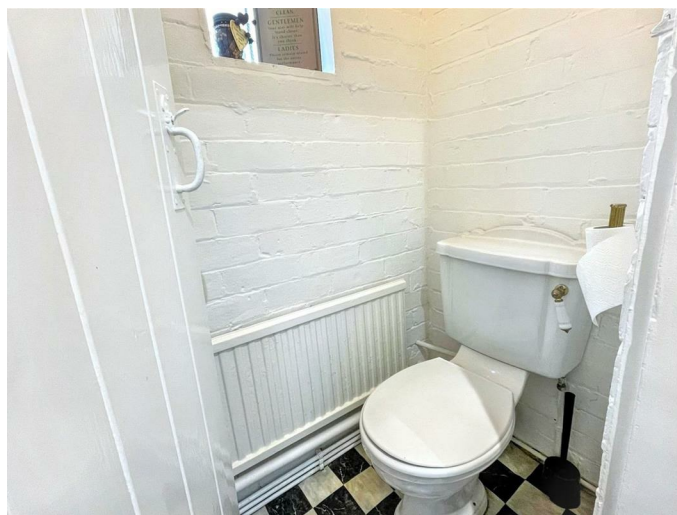
## Rear Porch

2'8" x 3'3" (0.83 x 1.01 )

Vinyl flooring. uPVC door to the side aspect. Access into WC and utility.

## WC

2'7" x 4'4" (0.79 x 1.33 )



Continued vinyl flooring. Low level WC. Wash hand basin. Wall mounted radiator. Obscured uPVC double glazed window to the rear aspect. Ceiling light.

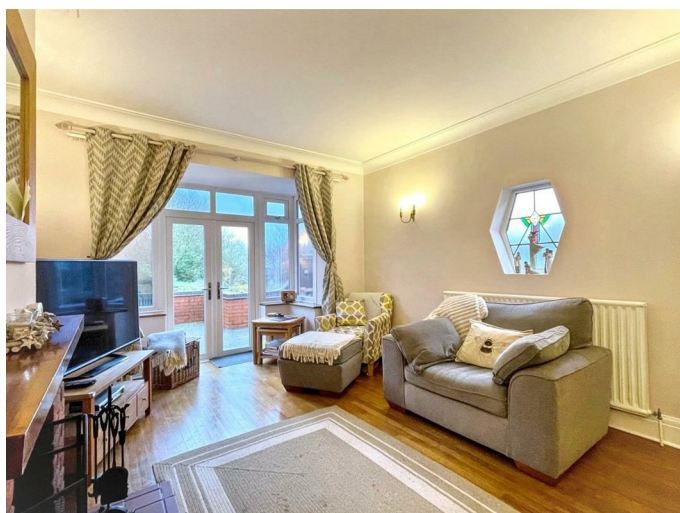
## Utility

3'11" max x 5'9" max (1.20 max x 1.76 max )

Continued vinyl flooring. Space for washing machine. Wall mounted combination boiler. Ceiling light.

## Living Room

11'9" x 17'1" max (3.60 x 5.23 max)



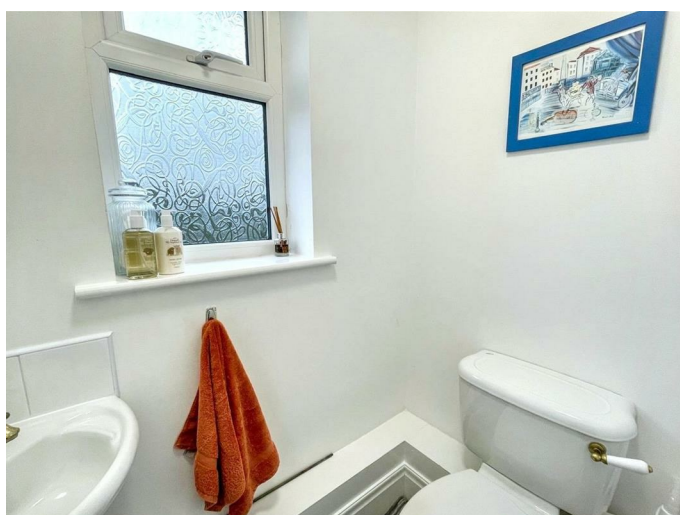
Wooden flooring. Wall mounted radiator. uPVC double glazed bay style french doors to the rear aspect. uPVC hexagon double glazed stained glass window to the side aspect. Log burner with brick surround. Four wall lights. Ceiling light.

## First Floor Landing

Wooden flooring. Low level WC. Wash hand basin. Obscured uPVC double glazed window to the side aspect. Access to a fully boarded loft with fitted ladder and lighting. Coving.. Ceiling light.

## WC

4'10" x 3'11" (1.49 x 1.20 )



Vinyl flooring. Low level WC. Wash hand basin. Obscured uPVC double glazed window to the side aspect. Coving. Ceiling light.

## Bathroom

9'9" x 7'0" (2.98 x 2.14 )



Tiled effect flooring. Freestanding bath. Wall mounted vanity unit with storage underneath and counter top sink above. Walk in shower cubicle with electric shower. Towel rail. Obscured uPVC double glazed window to the rear aspect. Extractor fan. Inset spotlights.

## Bedroom One

12'1" x 14'11" (3.70 x 4.57)



Wooden flooring. Wall mounted radiator. Fitted wardrobes. Two wall lights. uPVC double glazed window to the rear aspect. Coving. Ceiling light.



### Bedroom Two

12'2" x 10'8" (3.73 x 3.26 )



Wooden flooring. Wall mounted radiator. uPVC double glazed bay window to the front aspect. Coving. Ceiling light.

### Bedroom Three

9'10" x 7'0" (3.00 x 2.14 )



Wooden flooring. Wall mounted radiator. uPVC double glazed window to the front aspect. Coving. Ceiling light. .

### Garage

15'10" x 15'7" (4.83 x 4.76 )

Electric up and over door to the front aspect. uPVC double glazed window to the side aspect. Door to the rear aspect. Range of wall and base units with integrated stainless steel sink and drainer unit with tap above. Power and lighting.

### Outside



To the front the property boasts a dual access paved driveway with access to an integral garage with electric up and over door. There is gated access to both sides of the property to a large rear patio area which has steps leading down to a lawned garden.

### 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. Please note we have been advised by the vendors there is Japanese Knotweed on a neighbouring property which is currently being treated.

## 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!



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.

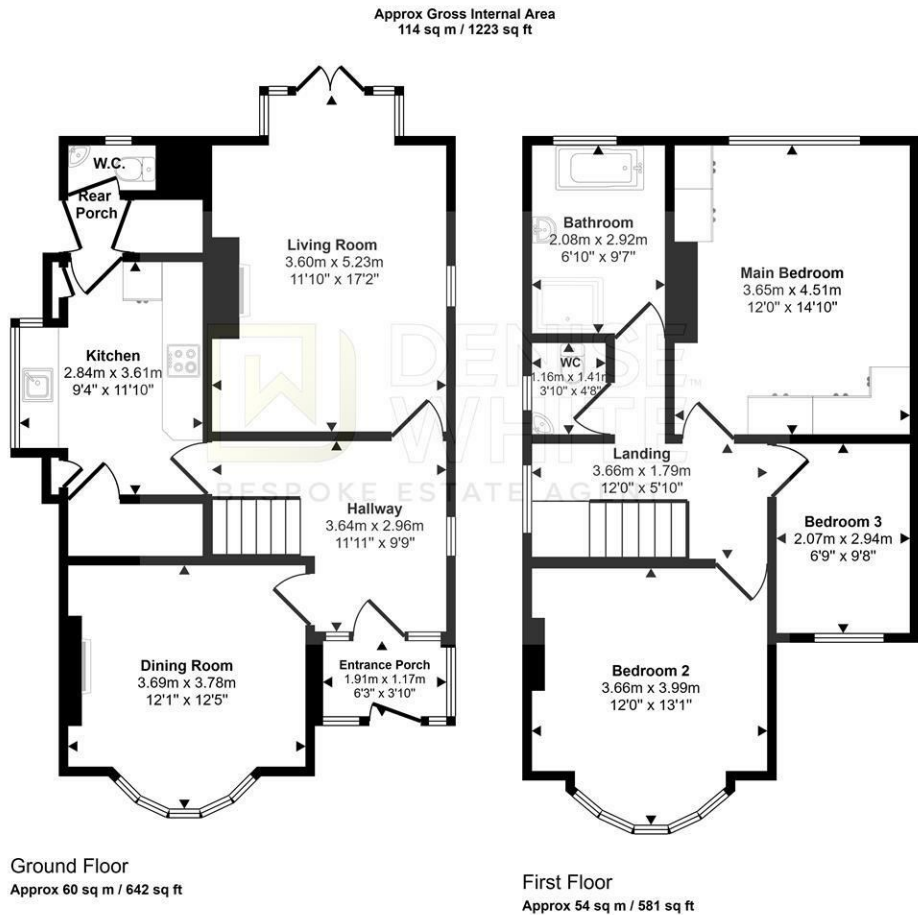
Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

## 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.

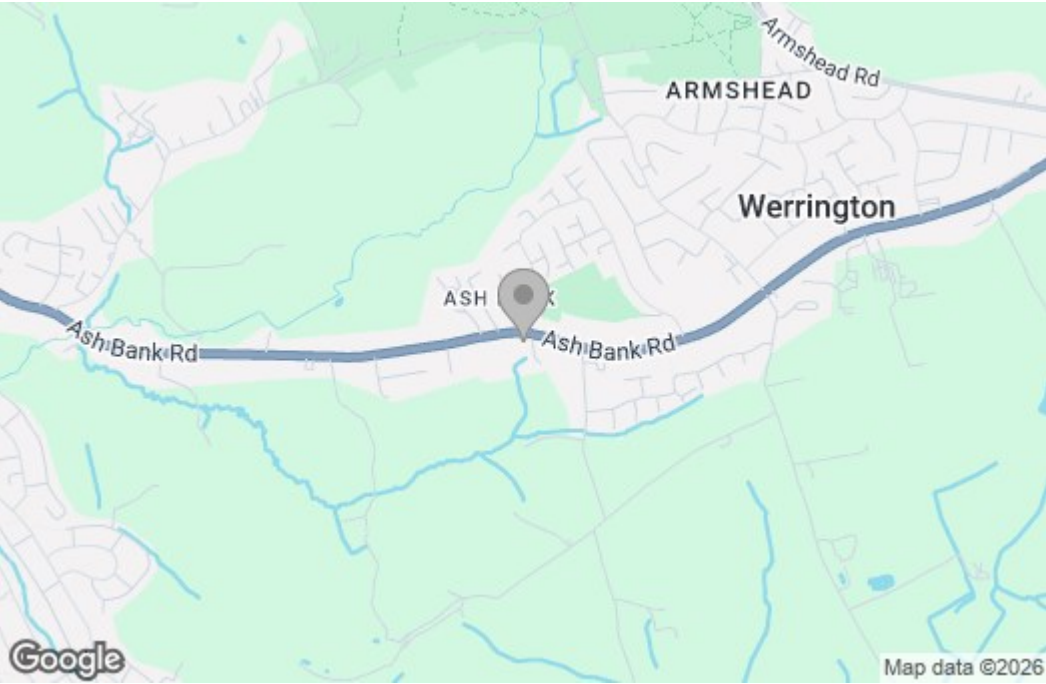


Floor Plan

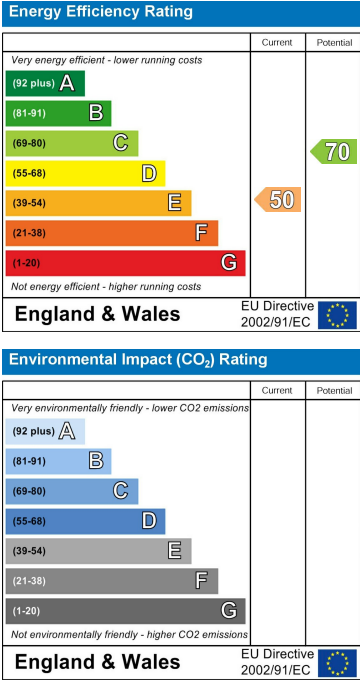


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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 firms employment has the authority to make or give any representation or warranty in respect of the property.