

# Withington Green

Leigh, Stoke-on-Trent, ST10 4QF

John German









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£350,000

Traditional semi detached cottage with generously sized and well presented accommodation occupying a pleasant position in a quiet hamlet, backing into a neighbouring paddock.



Whether looking to move up or down the property ladder, viewing and consideration of this attractive semi detached cottage is highly recommended to appreciate its room dimensions and outside space, which provides ample parking and an extremely useful detached garage/workshop. Situated in a quiet hamlet forming part of the popular village of Leigh within easy reach of its amenities which include All Saints first school, small village shop and post office, public houses, village hall and recreational ground and All Saints Church. The towns of Uttoxeter, Cheadle, Stafford and Stone are all within commutable distance as is the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

**Accommodation** - A welcoming reception hall provides space for take off your coats and boots, with stairs rising to the first floor and doors leading to the ground floor accommodation. The impressive fully tiled shower room has a modern white suite incorporating a double shower cubicle with a mixer shower over plus dual aspect windows.

The living room extends to the depth of the cottage with exposed beams and a rear facing window overlooking the neighbouring paddock. Wide bi-fold doors open to the useful brick base and uPVC double glazed constructed conservatory providing additional living space and currently used as a dining room, overlooking the front with French doors opening to outside.

The fitted kitchen also extends to the depth of the cottage having a range of base and eye level units with work surfaces, an inset sink unit set below the front facing window with additional light provided by the window overlooking the neighbouring paddock to the rear, a fitted electric hob with extractor over, built in electric oven, plumbing for a washing machine and dishwasher plus space for a fridge freezer.

The first floor landing has a rear facing window providing natural light and doors leading to the three good sized bedrooms, all of which are able to accommodate a double bed.

**Outside** - To the front there is a garden laid to lawn with well stocked beds and borders and a decked seating area providing space for entertaining plus a slate shale bed where the hidden fuel tank is located.

A block paved driveway provided ample parking for numerous vehicles including a caravan or motorhome leading to the extremely useful detached workshop/garage which has timber doors, power and light, skylights providing natural light and a mezzanine loft which provides additional storage. There is a further detached single garage in need of some minor attention.

**what3words:** nuzzled.sunbeam.mornings

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** LPG

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

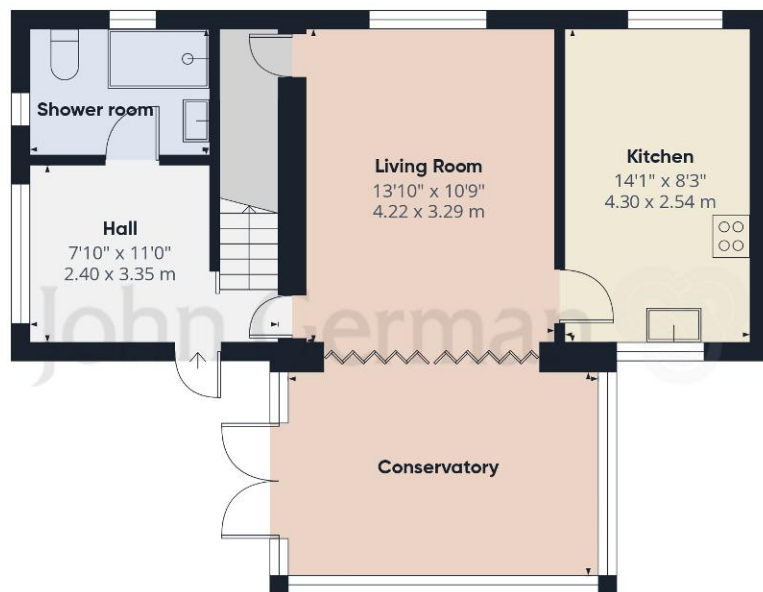
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/15082025









**Ground Floor** Building 1



**Floor 1** Building 1

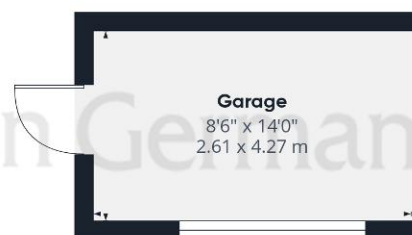
**Approximate total area<sup>(1)</sup>**

1299 ft<sup>2</sup>

120.5 m<sup>2</sup>



**Ground Floor** Building 2



**Ground Floor** Building 3

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 39 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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