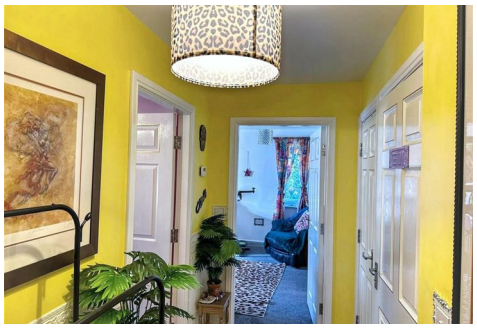
DENISE WHITE™
BESPOKE ESTATE AGENT









66 Clover Grove, ST13 7AS

Offers in the region of £120,000

"The best rooms have something to say about the people who live in them" ~ David Hicks

A well-presented two-bedroom apartment situated on Clover Grove in Leek Brook, Staffordshire. Offering spacious and versatile accommodation including an open-plan lounge and kitchen/diner, two well-proportioned bedrooms and a family bathroom. The property is move-in ready and benefits from two allocated parking spaces, making it an ideal home for first-time buyers, couples, commuters or investors.

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Denise White Estate Agent Comments

A well-presented two-bedroom apartment situated on Clover Grove in the popular Leekbrook area of Staffordshire. Offering well-proportioned and practical accommodation throughout, the property provides an excellent opportunity for first-time buyers, couples, commuters or those looking for a straightforward investment property.

Upon entering, a spacious entrance hall provides access to the main living accommodation and bedrooms. The lounge offers a versatile and comfortable space, opening into the practical open-plan kitchen/diner, creating a sociable area for both everyday living and entertaining. The kitchen/diner benefits from a dual-aspect outlook, allowing plenty of natural light into the space.

The property offers two well-proportioned bedrooms, with bedroom two benefiting from two useful built-in storage cupboards. A family bathroom completes the accommodation.

Presented in good, move-in-ready condition, the apartment offers a low-maintenance home that can be enjoyed from day one, without the need for significant work or modernisation. Externally, the property also benefits from two allocated parking spaces, adding further convenience.

Situated within easy reach of local amenities and transport links, this is a practical and appealing home for a variety of buyers, whether you're looking to take your first step onto the property ladder, simplify your lifestyle or add a well-presented property to an investment portfolio.

Location



Leekbrook is a small, well established, residential estate situated on the edge of the market town of Leek, Staffordshire.

The market town of Leek is known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock

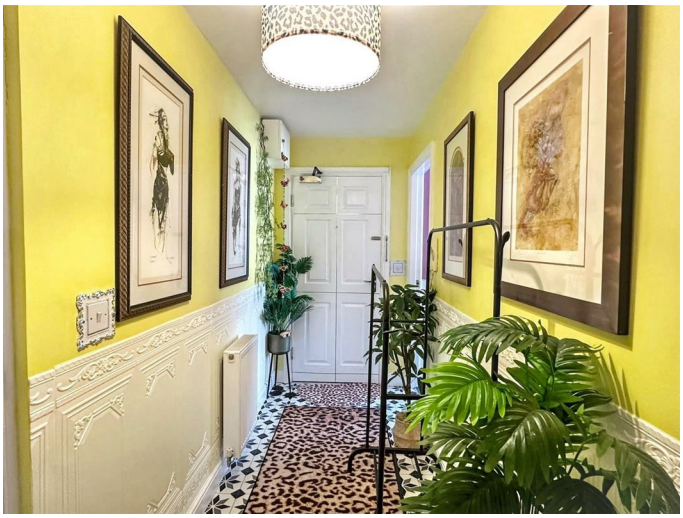
formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages.

Why We Love This Home!

A simple home that just makes sense. This two-bedroom apartment is ideal for anyone looking for somewhere comfortable, easy to maintain and ready to move straight into. Whether you're a first-time buyer wanting to get onto the ladder, a couple looking for your own space, a commuter needing somewhere practical to call home, or an investor looking for a straightforward addition to your portfolio, there's plenty to like here.

The open-plan living and kitchen/diner gives the apartment a really sociable feel, while two good-sized bedrooms provide flexibility for guests, working from home or simply having that extra bit of space. Add in two allocated parking spaces and a good overall condition, and you've got a property that's easy to live in, easy to maintain and easy to see yourself settling into.

Entrance Hall



Lounge

13'4" x 10'10" (4.07 x 3.31)



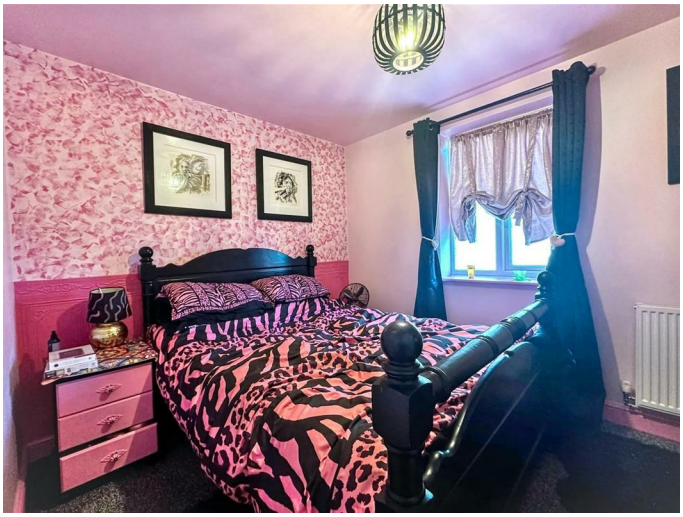
Kitchen Diner

10'2" x 8'2" (3.12 x 2.51)



Bedroom One

11'1" x 8'5" (3.40 x 2.59)



Bedroom Two

9'9" x 7'11" (2.98 x 2.42)



Bathroom

8'3" x 6'5" (2.54 x 1.96)



Lease Information

150 year lease which commenced 1st Janaury 2008, with 132 years remaining at the time of marketing.
Annual Ground rent of £130 paid in January 2026 to cover period 01/01/2026 to 31/12/2026
Annual service charge £,1508.96 paid in January 2026 to cover period 01/01/2026 to 31/12/2026
Management Company: RMG Ltd Email: customerservice@rmguk.com Phone: 0345 002 4444

Agents Notes

Tenure: Leasehold
Services: All mains services connected
Council Tax: Staffordshire Moorlands Band A

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



"Work hard. Stay humble. Always be kind" - Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

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?

Let's get you moving. With honest advice, standout marketing and a proactive, experienced team, we'll

showcase your home, find the right buyer and keep your sale moving, all starting with a free market appraisal.

Property To Let?
Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

You Need A Solicitor!
The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

Do You Need A Mortgage?
Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

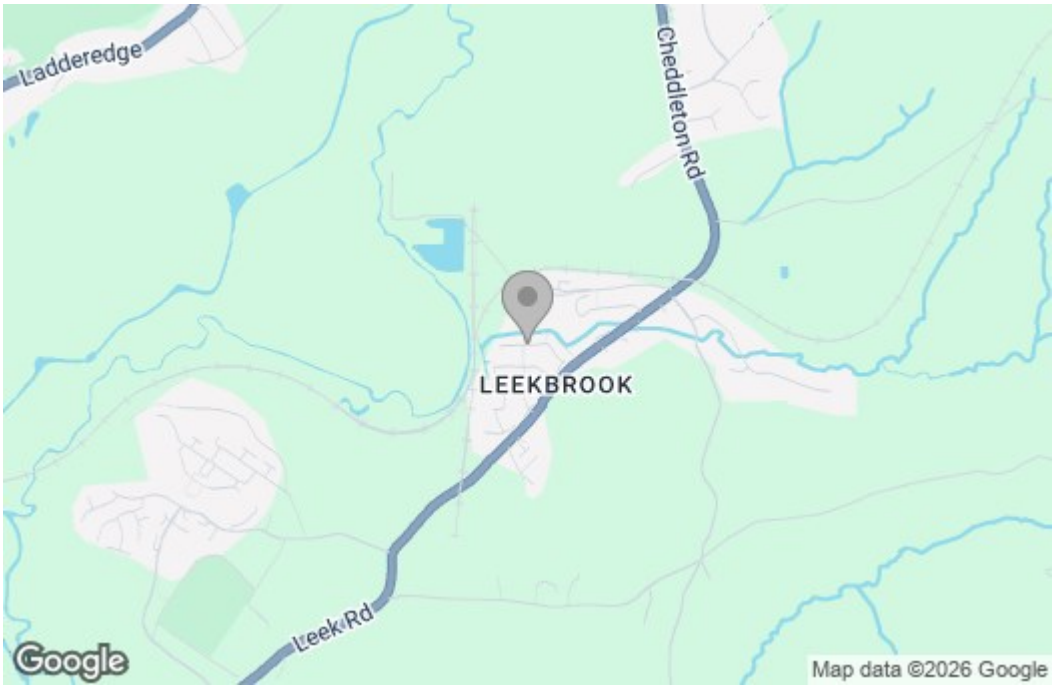
Buyer ID Checks
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services 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

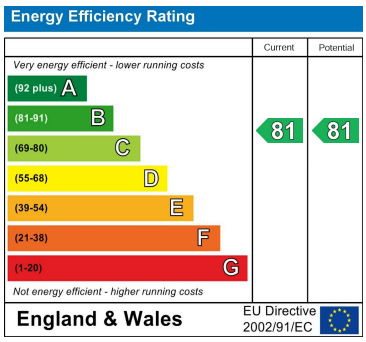


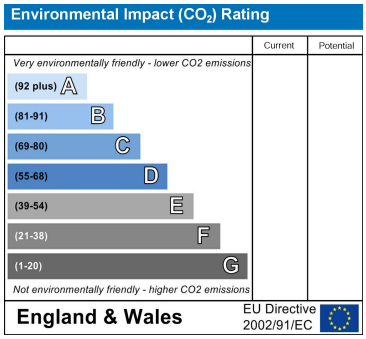
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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