



**1 Sarver Lane, Stoke-On-Trent, ST10 2PD**

**Asking price £160,000**

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Located in a peaceful village, this end-terrace property is set on a generous plot with off-road parking and a large garden. Although, the home requires full renovation throughout, it presents an exciting opportunity for buyers looking to add value and create a home tailored to their taste.



### Denise White Estate Agents Comments

A charming two-bedroom end-terrace cottage, brimming with potential and nestled in the delightful semi-rural village of Dilhorne. Requiring modernisation throughout, this characterful home occupies a generous plot and offers versatile accommodation, off-road parking, and a peaceful setting—ideal for buyers seeking a project in a sought-after location.

To the ground floor, the property features a cosy living room with dual-aspect windows and a traditional coal fire, creating a warm and inviting space. The light-filled kitchen sits to the rear, accompanied by a useful porch area, utility space, and a downstairs shower room. A conservatory opens out onto the rear garden, offering excellent potential; with thoughtful reconfiguration, this area could be transformed into a highly practical and attractive living space.

Upstairs, there are two bedrooms—a well-proportioned double and a comfortable single—along with a compact bathroom.

One of the key highlights of this property is its excellent plot size, which could lend itself to future extension (subject to the necessary planning permissions). The spacious lawned garden includes a paved patio accessed from the conservatory, mature shrubs, and a pathway leading through to High Street. The home also benefits from off-road parking, adding to its convenience.

This is a wonderful opportunity to craft a bespoke home in a tranquil, semi-rural village setting—perfect for those looking to put their own stamp on a property.

### Location

Dilhorne is a picturesque village located in the Staffordshire Moorlands, offering a quintessential rural lifestyle within easy reach of nearby towns and cities. The village is centred around its historic church of St. Faith, reflecting its long-standing heritage, and is complemented by community amenities including a village hall, a popular local

pub (The Royal Oak), and a children's recreation area. The surrounding landscape is characterised by rolling fields and open countryside, providing excellent opportunities for walking, cycling, and enjoying the natural beauty of the Staffordshire Moorlands.

Despite its peaceful rural setting, Dilhorne is well-connected, with the nearby market towns of Cheadle and Leek offering additional shopping, dining, and leisure facilities. The village also benefits from excellent road links, including access to the A50, A500, and M6, making it convenient for commuting to larger centres such as Stoke-on-Trent. Dilhorne appeals to those seeking a friendly, community-focused village life, combined with the tranquility and scenic beauty of the Staffordshire countryside.

### Living Room

12'0" x 11'5" (3.66 x 3.50 )



Fitted carpet. Coal fire. Wall mounted radiator. Two uPVC double glazed windows to the front and side aspect. Two wall lights. Ceiling light. Access into:-

### Breakfast Kitchen

12'2" x 10'10" (3.72 x 3.31)



Tiled flooring. A range a wall and base units with laminate work tops above. Integrated sink and drainer unit with mixer tap above. Wall mounted radiator. Under stairs storage cupboard. uPVC double glazed bay window to the rear aspect. Stairs to the first floor accommodation. Two ceiling lights. Access into:-

### Porch

9'10" x 4'4" (3.00 x 1.33)

Fitted carpet. uPVC door to the front aspect. Obscured uPVC double glazed window to the side aspect. Wall mounted radiator. Ceiling light. Access into:-

### Conservatory

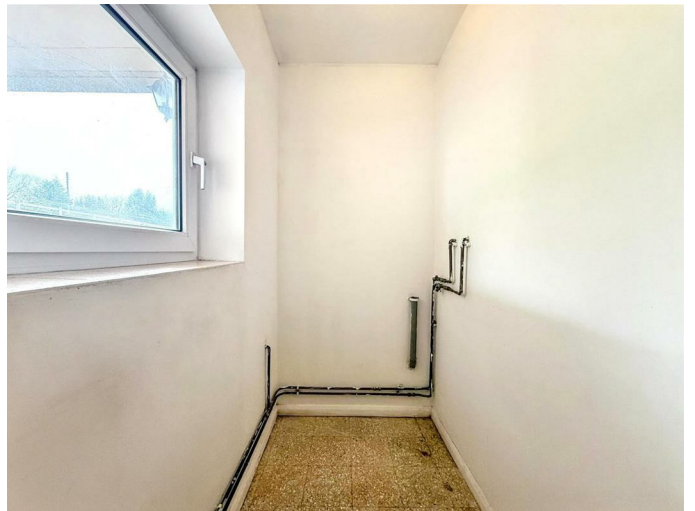
7'11" x 9'11" (2.43 x 3.04 )



Vinyl flooring. Wall mounted radiator. Wall light. Access to rear.

### Utility

5'6" x 3'6" (1.69 x 1.09 )



Tiled effect flooring. Plumbing for washing machine. uPVC double glazed window to the front aspect. Ceiling light.



### Shower Room

5'5" x 5'9" (1.66 x 1.77)



Vinyl flooring. Low level WC. Shower cubicle with bar shower. Wall mounted radiator. Obscured uPVC double glazed window to the rear aspect. Ceiling light.

### First Floor Landing

Ceiling light. Loft access.

### Bedroom One

11'11" max x 11'5" (3.64 max x 3.48 )



Fitted carpet. Built in storage housing cylinder. Wall mounted radiator. uPVC double glazed window to the front aspect. Ceiling light.

### Bedroom Two

11'7" max x 8'11" max (3.55 max x 2.74 max )



Fitted carpet. Wall mounted radiator. Built in wardrobes. Aluminium double glazed window to the rear aspect. Ceiling light. Access into:-

### Bathroom

3'9" x 6'8" (1.15 x 2.05 )



Vinyl flooring. Fitted bath. Wall mounted radiator. Pedestal wash hand basin. Aluminium obscured double glazed window to the rear aspect. Ceiling light.

## Outside



The property occupies a sizeable plot with off road parking to the front and side aspect and a large lawned garden to the rear aspect with well stocked borders, a useful storage shed and a paved pathway which leads back onto high street via a gate.

### Agents Notes

Tenure: Freehold

Services: Mains electric, back boiler heated by Parkray Solid fuel.

Council Tax: Staffordshire Moorlands Band B

No chain involved with the sale

### 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.

### 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

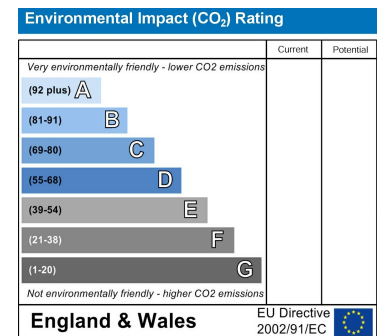
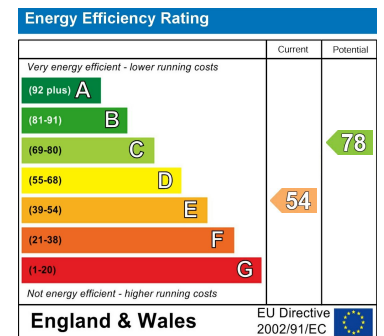


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Area Map



## Energy Efficiency Graph



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