



20 Berryfield Grove, Weston Coyney, ST3 5XN

Asking price £87,500

"The Simple Joys Of Home Never Go Out Of Style."

50% SHARED OWNERSHIP PROPERTY WITH THE OPTION TO STAIRCASE TO PURCHASE 100%

Occupying a pleasant cul-de-sac position in the popular area of Weston Coyney, this well-presented two-bedroom semi-detached home offers comfortable, move-in-ready accommodation throughout. Featuring a spacious lounge, modern kitchen, bright garden room with bi-fold doors, two versatile bedrooms and a well-maintained rear garden, it's an excellent choice for first-time buyers, downsizers or investors alike. Off-road parking completes this practical and inviting home.

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

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Denise White Agent Comments

Tucked Away Within A Quiet Cul-De-Sac On Berryfield Grove, This Well-Presented Two-Bedroom Semi-Detached Home Offers Comfortable Living Spaces, A Practical Layout And Off-Road Parking, Making It An Excellent Choice For First-Time Buyers, Downsizers Or Those Looking For A Home Ready To Move Straight Into.

Stepping through the entrance porch, there's a handy space for coats, shoes and everyday essentials before entering the welcoming lounge. Offering a bright and versatile living area, the lounge provides a comfortable setting to relax and entertain, while the staircase rises to the first-floor accommodation.

To the rear of the property, the kitchen is fitted to a good standard and offers ample cupboard and worktop space, making it both practical and functional for day-to-day living. Flowing seamlessly from the kitchen is the delightful garden room, creating an additional reception space that enjoys views across the rear garden. With bi-fold doors opening onto the patio, this light-filled room provides the perfect place to unwind while effortlessly connecting the indoors with the outside.

The first floor comprises two bedrooms and the family bathroom. The principal bedroom is a generous double and benefits from a useful built-in storage cupboard, while the second bedroom offers flexibility as a comfortable single bedroom, home office or dressing room, depending on your individual needs. Completing the accommodation is the family bathroom, fitted with a modern suite.

Outside, the rear garden has been well maintained and provides a pleasant outdoor space to enjoy throughout the warmer months. A paved patio offers the ideal spot for outdoor seating and entertaining, while the lawn provides additional space for children, pets or gardening enthusiasts. A useful storage shed completes the garden. To the front, a driveway provides off-road parking for approximately two vehicles.

Positioned within the popular residential area of Weston Coyney, the property enjoys convenient access to local shops, schools, transport links and everyday amenities, while nearby commuter routes make travelling into Stoke-on-Trent and surrounding areas straightforward.

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.

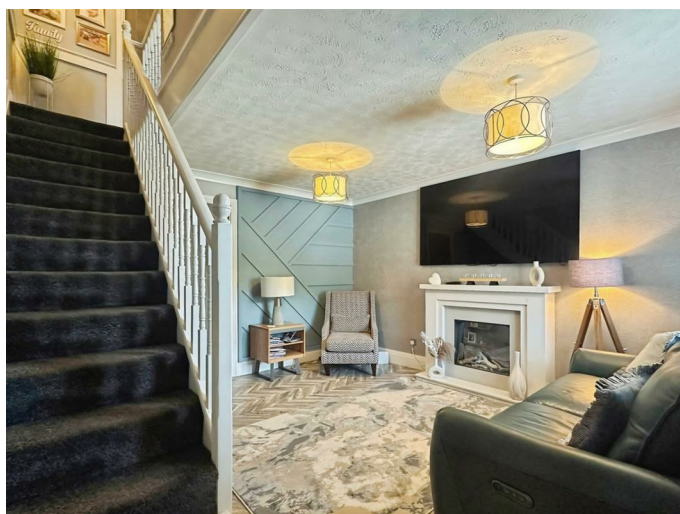
Porch

4'5" x 2'7" (1.37 x 0.80)

Composite door to the front aspect. Vinyl flooring. Obscured uPVC window to the front aspect. Ceiling light. Door leading into: –

Lounge

13'11" x 12'7" (4.25 x 3.84)



Laminate flooring. Radiator. Electric fire. uPVC window to the front aspect. Ceiling lights. Stair access leading to first floor accommodation. Door leading into: –

Kitchen

12'5" x 8'11" (3.79 x 2.73)



Fitted with a range of wall and base units with work surfaces over incorporating a ceramic drainer sink unit with mixer tap. Integrated oven, gas hob with extractor fan over, fridge freezer, plumbing for washing machine. Laminate flooring. Radiator. uPVC window to the rear aspect. Double doors leading into garden room. Ceiling light.

Garden Room

9'8" x 9'1" (2.95 x 2.79)



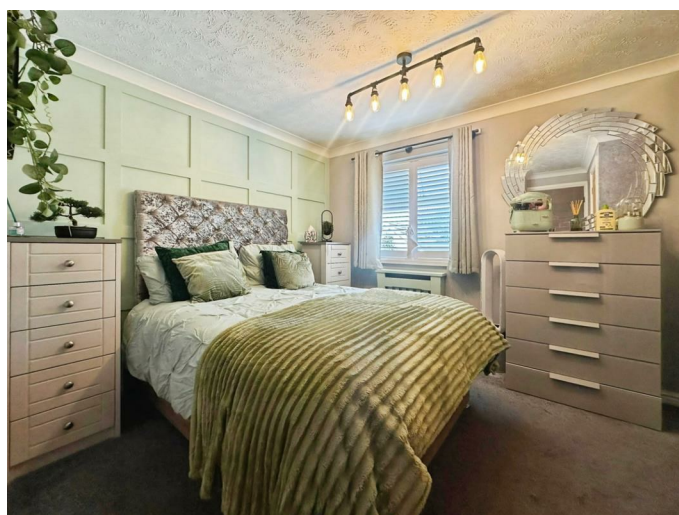
Laminate flooring. Radiator. uPVC Windows to the rear and side aspect. uPVC double doors leading to garden. Ceiling light.

First Floor Landing

Carpet. Ceiling light. Loft access. Doors leading into: –

Bedroom One

10'7" x 9'6" (3.23 x 2.91)



Carpet. Radiator. Built-in wardrobes. Storage cupboard. uPVC window to the front aspect. Ceiling light.

Bedroom Two

9'0" x 6'7" (2.75 x 2.02)



Carpet. Radiator. Built-in wardrobes. uPVC window to the rear aspect. Ceiling light.

Bathroom

6'6" x 6'2" (2.00 x 1.90)



Fitted with a suite comprising of walk-in shower with rainfall shower, vanity wash hand basin, low level WC. Tiled flooring. Heated towel rail. Obscured uPVC window to the side aspect. Inset Spotlights.

Outside



The rear garden has been well maintained and provides a pleasant outdoor space to enjoy throughout the warmer months. A paved patio offers the ideal spot for outdoor seating and entertaining, while the lawn provides additional space for children, pets or gardening enthusiasts. A useful storage shed completes the garden. To the front, a driveway provides off-road parking for approximately two vehicles.

Are You Eligible?

Please complete the following link to confirm if you pass the eligibility and affordability checks for the shared ownership scheme .
<https://tmpmortgages.co.uk/assessment/>

Agent Notes

Tenure: Leasehold

Services: All mains services connected

Council Tax: Stoke On Trent Band B

PLEASE CONTACT OUR LEEK OFFICE TO COMPLETE AN APPLICATION FORM OR FOR MORE INFORMATION

Leasehold Details

Lease Term - 99 years from 7th December 1992

Term Remaining - 66 years and 5 months

Percentage Owned - 50%

Staircasing Restrictions - None

Breakdown of Rent and Service Charge Per Calendar

Rent - £294.23

Buildings Insurance – £10.27
Service Charge – 9.14

Total – £313.64

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 Will 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.

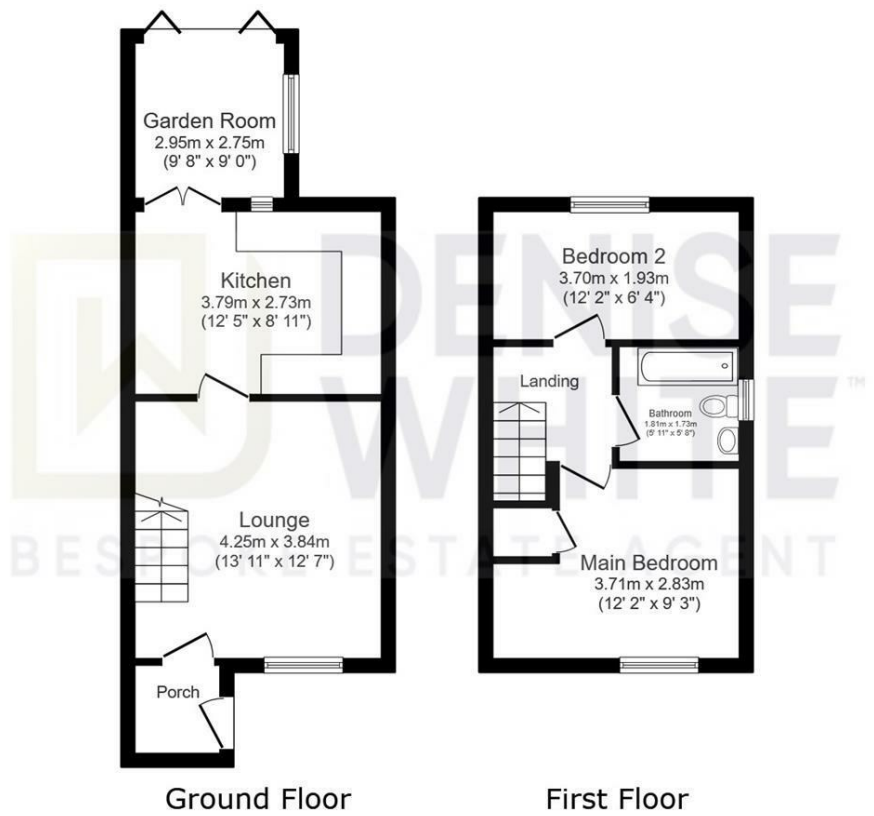
Do You Require A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

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.

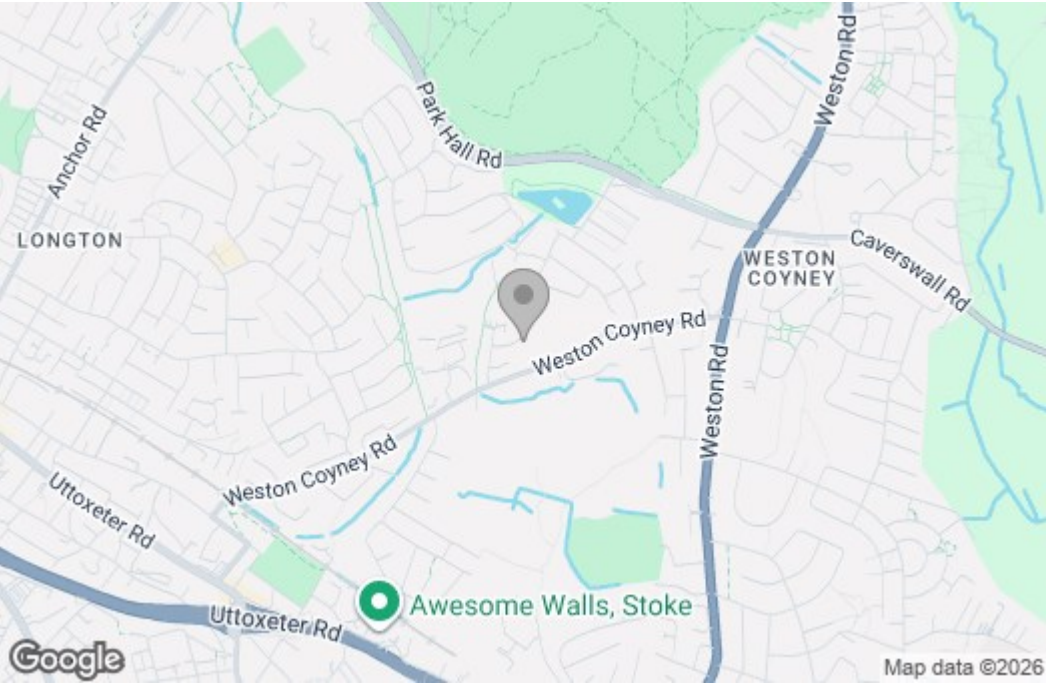
Floor Plan



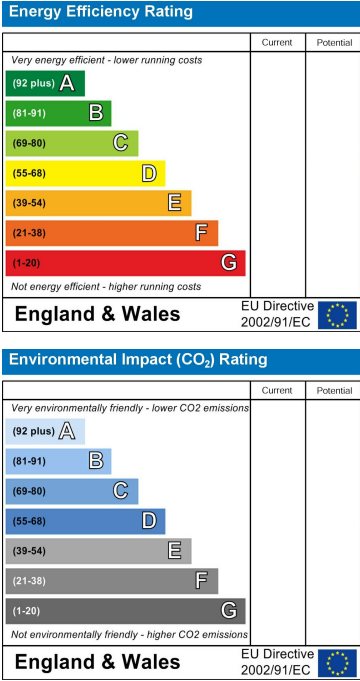
Total floor area: 57.2 sq.m. (615 sq.ft.)

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



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.