DENISE WHITE™
BESPOKE ESTATE AGENT

451 Weston Road, Stoke-On-Trent, ST3 6RE

Offers in the region of £270,000

"Home is where your story finds its favourite chapters."

A well-presented three-bedroom detached home situated on Weston Road in Weston Coyney. Offering spacious and versatile accommodation throughout, including three comfortable double bedrooms, an en suite, kitchen diner, downstairs WC and integral garage. Externally, there is driveway parking for two vehicles, an EV charging point and a low-maintenance rear garden. An excellent move-in-ready home ideal for couples, families or those looking for additional space.

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Denise White Estate Agent Comments

Situated on Weston Road in Weston Coyney, this well-proportioned detached home offers a fantastic opportunity for buyers seeking a spacious and versatile property that is ready to move straight into. With three comfortable double bedrooms, an en suite to the principal bedroom, generous living accommodation and a practical layout across two floors, the property would make an excellent choice for a range of buyers.

Upon entering, you are welcomed into a spacious entrance hallway, providing access to the principal rooms on the ground floor, as well as the integral garage and a convenient downstairs WC. The lounge offers a versatile reception space, ideal for relaxing, entertaining or simply enjoying some well-deserved downtime, while the kitchen diner provides a sociable heart to the home with a good range of wall and base units and ample space for dining.

To the first floor are three particularly well-proportioned bedrooms, all offering comfortable double-bedroom accommodation. Bedroom one benefits from its own en suite, while a family bathroom serves the remaining bedrooms.

Externally, the property continues to impress with a driveway providing off-road parking for two vehicles, alongside a single integral garage which benefits from an EV charging point. To the rear is a low-maintenance garden, predominantly laid to lawn with a patio seating area, providing an easy-to-manage outdoor space for enjoying warmer days, entertaining guests or simply relaxing outside.

Overall, this is a spacious and well-presented detached home offering excellent everyday practicality, generous bedroom accommodation and useful features including an integral garage, EV charging and private outdoor space. An ideal opportunity for buyers looking for a home that requires little compromise and can be enjoyed from day one.

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.

Why We Love This Home!

There is plenty to like about this detached home, but for us, it is the combination of space, practicality and genuine move-in-ready appeal that really makes it stand out.

From the moment you step inside, the property offers a lovely sense of space, with a generous entrance hallway leading through to the principal living areas. The lounge is a particularly versatile room, while the kitchen diner provides a fantastic everyday space for family life and entertaining.

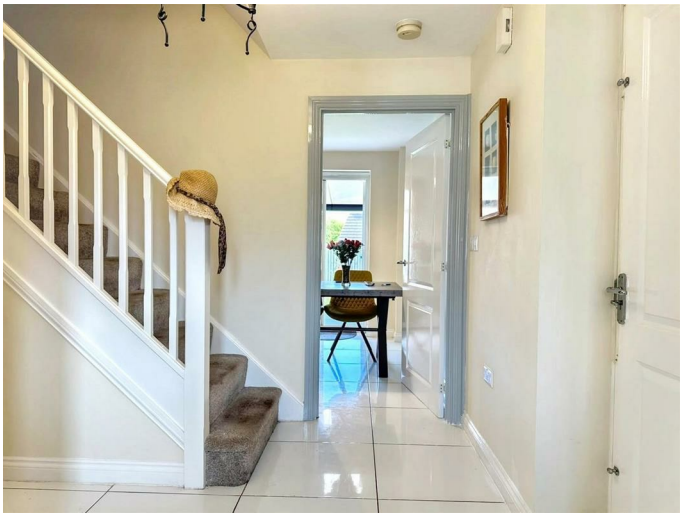
Upstairs, all three bedrooms are comfortably proportioned doubles, which is a real selling point for buyers who don't want to compromise on bedroom space. The principal bedroom also benefits from its own en suite, adding that extra touch of convenience.

The property also ticks plenty of practical boxes, with a downstairs WC, integral garage, driveway parking for two vehicles and an EV charging point. Outside, the rear garden is deliberately low maintenance, giving you an enjoyable outdoor space without creating a long list of weekend jobs.

Best of all, the home is well presented and ready to

move straight into, meaning buyers can settle in and make it their own from day one. Whether you're a growing family, a professional couple or simply looking for a spacious detached home with useful modern features, this property offers a really well-rounded package.

Entrance Hallway



Lounge

16'2" x 10'9" (4.93 x 3.28)

WC

6'8" x 6'5" (2.05 x 1.96)

Kitchen Diner

16'0" x 8'10" (4.89 x 2.71)

First Floor Landing

Bedroom One

14'9" x 8'9" (4.51 x 2.69)

Bedroom Two

13'3" x 9'1" (4.06 x 2.79)

En Suite

7'7" x 4'3" (2.33 x 1.31)

Bedroom Three

9'3" x 8'7" (2.84 x 2.64)

Bathroom

8'10" x 6'3" (2.71 x 1.92)

Outside

Externally, the property continues to impress with a driveway providing off-road parking for two vehicles, alongside a single integral garage which benefits from an EV charging point. To the rear is a low-maintenance garden, predominantly laid to lawn with a patio seating area, providing an easy-to-manage outdoor space for enjoying warmer days, entertaining guests or simply relaxing outside.

Agents Notes

Tenure: Freehold
Services: All mains services connected
Council Tax: Stoke On Trent Band C

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.

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.

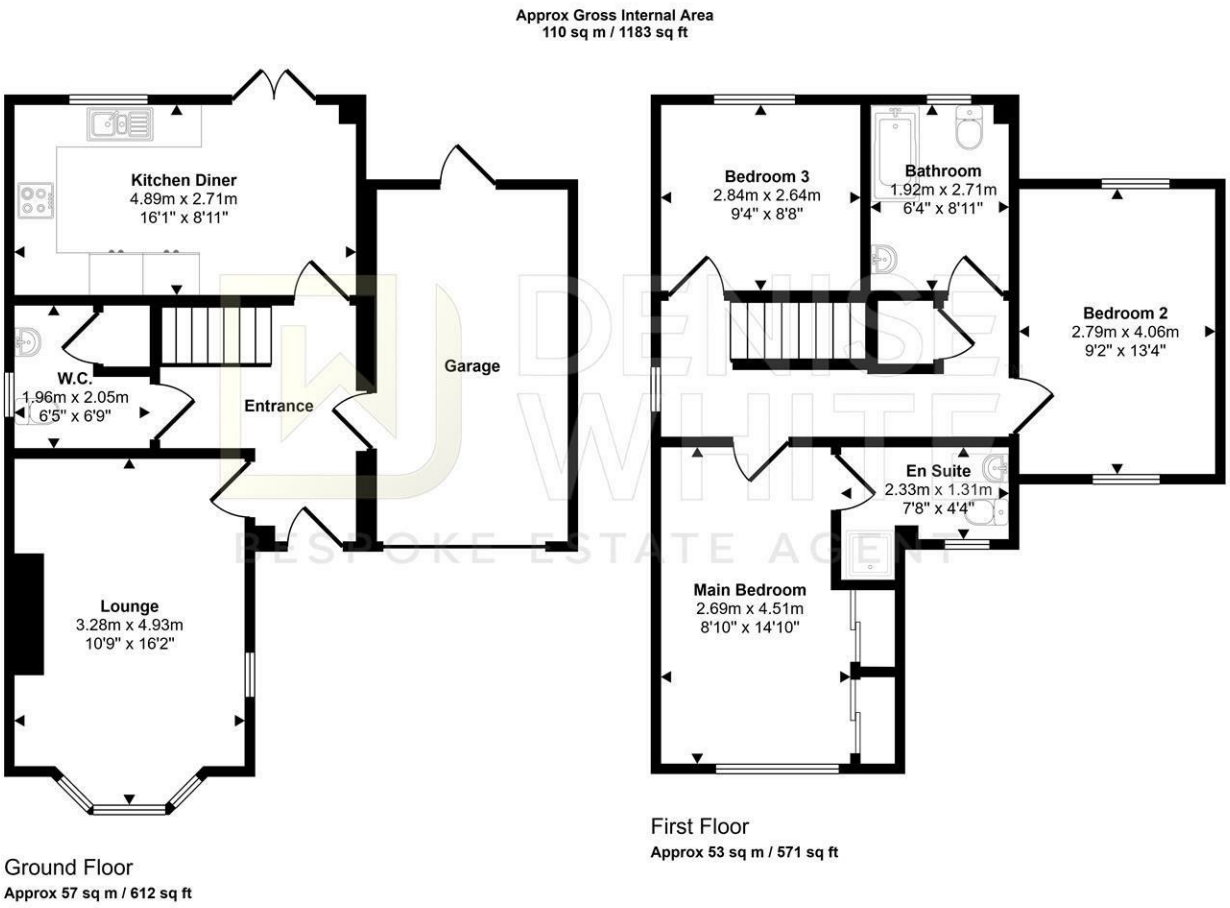
You Need A Solicitor!

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

Buyer ID Checks

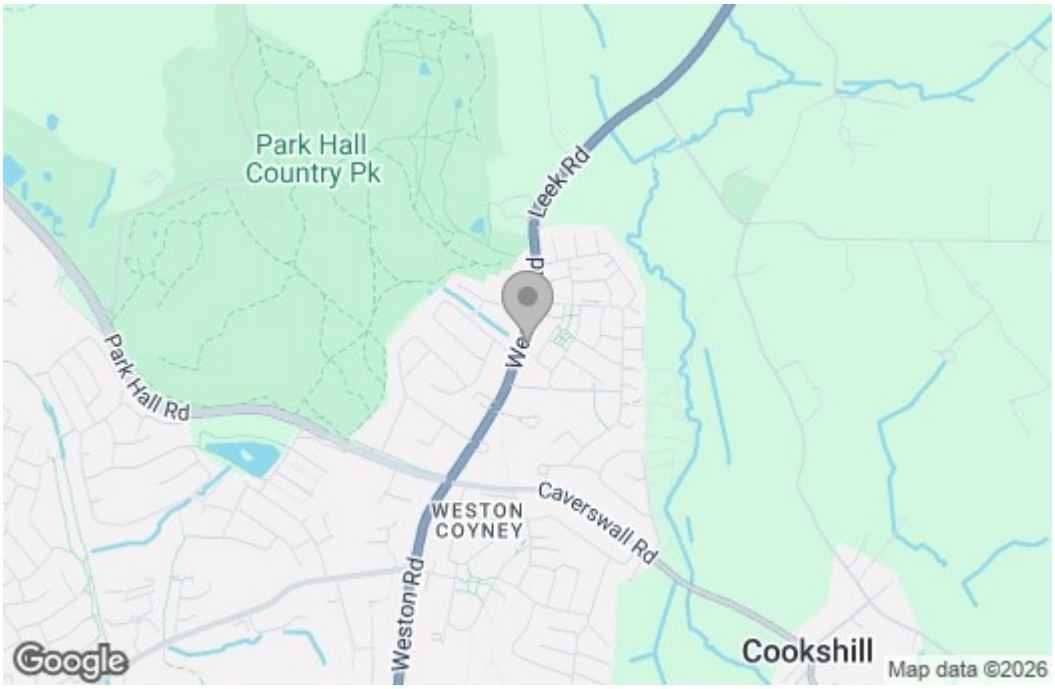
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, 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

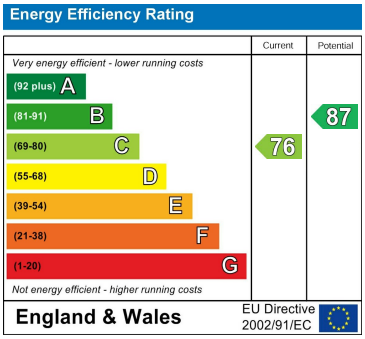


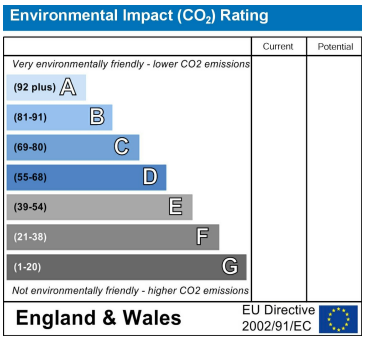
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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