



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



14 Shugborough Close

Werrington, Stoke-On-Trent, ST9 0PL

**Offers Over £175,000**



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## 14 Shugborough Close

Werrington, Stoke-On-Trent, ST9  
0PL

Nestled in the tranquil cul-de-sac of Shugborough Close, Werrington, this charming two bedroom semi-detached home offers two spacious bedrooms, providing ample space for family or guests, alongside a well appointed bathroom. Reception room and fully fitted kitchen with a delightful conservatory to the rear elevation. The enclosed gardens are a standout feature, offering a private outdoor space, while the driveway and car port ensure convenient parking.

Situated in a sought after residential area, this home benefits from the serenity of open fields to the side, and presents an exciting opportunity for potential extension(Subject to Planning), should you wish to expand your living space. The location is ideal for families, with local amenities and schools within easy reach, making it a perfect choice for those seeking a peaceful yet connected lifestyle.

An excellent opportunity not to be missed offering great potential.

NO UPWARD CHAIN





### Directions

From our Derby Street Leek office take the A520 Cheddleton Road out of the town. Follow this road through Cheddleton and Wetley Rocks. Upon reaching the traffic lights at Cellarhead turn right onto the A52 Ash Bank Road. Follow this road and after passing The Red Onion restaurant turn left into Clough Lane, taking the first turning left into Chatsworth Drive and the first turning right into Shugborough Close. Number 14 is situated at the head of the cul-de-sac on the right hand side identifiable by our For Sale board.



### Entrance Hall

With Upvc double glazed window to front and door to the side, radiator, built in meter cupboard.

### Living Room

13'10" x 11'10" (4.23 x 3.63)

Upvc double glazed picture window to front, radiator, staircase off, feature fireplace incorporating open flame gas fire, laminate floor.

### Dining Kitchen

13'11" x 7'10" (4.25 x 2.39)

Excellent range of units comprising matching wall and base units with drawers, built in electric Indesit oven, work surfaces with four ring gas hob with extractor over, inset sink unit, full height cupboard concealing Ideal gas boiler, stable door to conservatory, Upvc double glazed window to conservatory, radiator, cushioned floor.



### Conservatory

11'5" x 9'0" (3.49 x 2.75)

Being Upvc double glazed construction with pair of patio doors to the side and display shelving, power and lighting.

### First Floor Landing

With loft access.

### Bedroom One

13'9" x 8'7" (4.20 x 2.62)

Two Upvc double glazed windows to front, radiator.

### Shower Room

6'0" x 5'1" (1.85 x 1.57)

Corner shower cubicle incorporating Triton shower fitment, wc, wash hand basin, Upvc double glazed frosted window to rear, towel radiator, cushioned floor.





### Bedroom Two 8'0" x 7'4" (2.44 x 2.25)

Upvc double glazed window to rear, radiator. Overstairs wardrobe area and built in former airing cupboard.

### Outside

The property is approached over a driveway leading to a covered car port area with gated access to the rear gardens. Lawned gardens with hedged and fenced boundaries.

### Rear Gardens

Laid to gravelled garden with cold water tap and sizeable garden shed. Flagged patio to the side with covered car port over and pedestrian gated access to the front aspect.



### Services

We believe all mains services are connected.

### Viewings

By prior arrangement through Graham Watkins & Co.

### Measurements

All measurements given are approximate and are 'maximum' measurements.

### Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

### Tenure & Possession

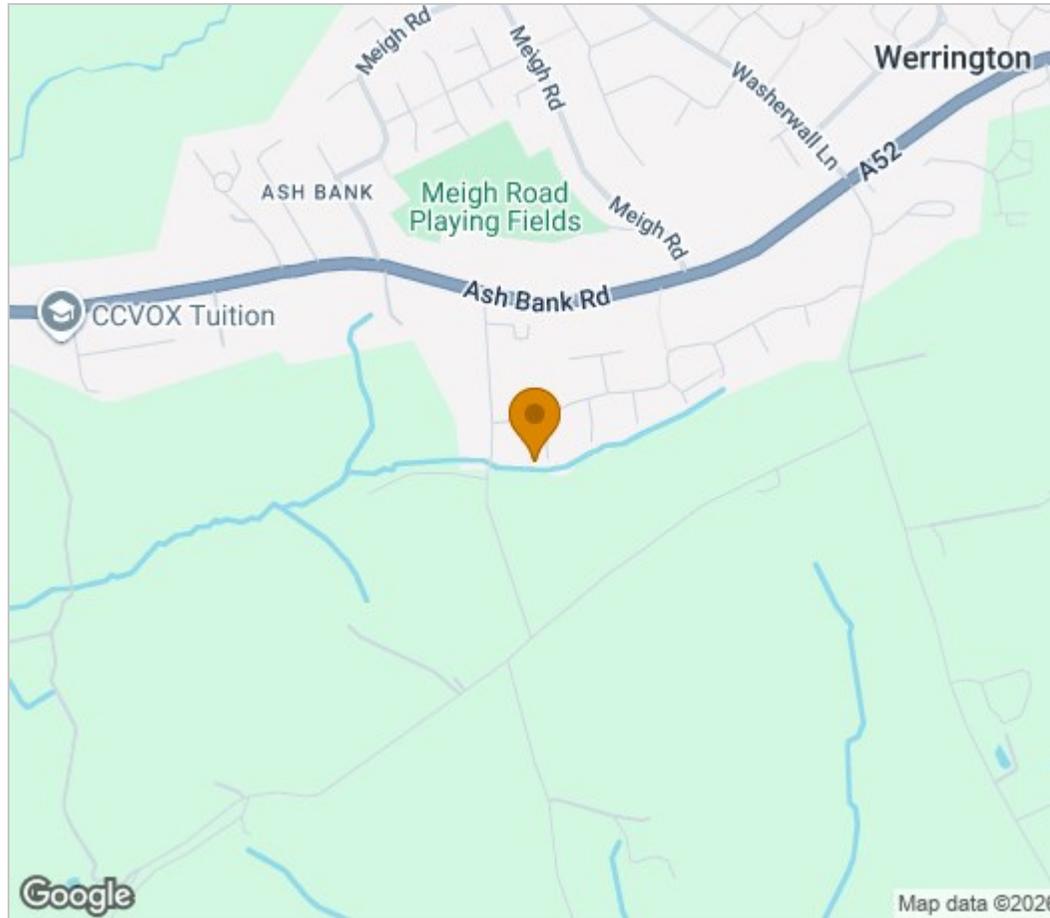
The property is held freehold and vacant possession will be given upon completion.

### Wayleaves & Easements

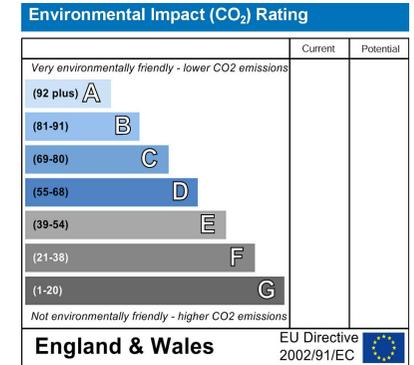
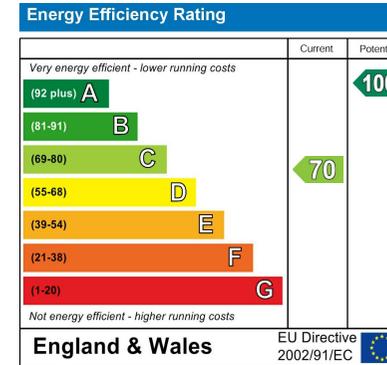
The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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