



Main Road, Wetley Rocks, Staffordshire, ST9 0BH.  
Offers in the Region Of £150,000



# Main Road, Wetley Rocks

Staffordshire, ST9 0BH.

This two-bedroom semi-detached stone cottage is located in the desirable village location of Wetley Rocks. The property boasts a spacious layout, having 16ft dining kitchen, living room, two well-proportioned bedrooms and a first-floor bathroom. The property has both front and rear gardens, with stunning views to the rear.

You're welcomed into the property via a gated entry through the front garden. The property is accessed via the dining kitchen, with a good range of fitted units to the base and eye level, patio doors onto the rear garden and ample room for a dining table and chairs. The living room has a feature gas fire, storage cupboard and stairs to the first floor.

The first-floor landing provides access to the bedrooms and bathroom. Bedroom two has a fitted wardrobe and the bath incorporates a panel bath, pedestal wash hand basin, WC and a cupboard housing the gas fired boiler.

Externally, the front garden has a walled boundary with gated access to the well-stocked rear garden. The rear garden is laid to patio, with a lawn and hedged boundary.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this home's location, layout, plot and further potential.

## Situation

This cottage is ideally situated, having St. John's Primary School just a short walk away which benefits from an excellent report. The village of Wetley Rocks sits just on the outskirts of Leek and Cheddleton but within good commuting distance to The Potteries and the Motorway Network.



**Dining Kitchen 16' 0" x 10' 4" (4.88m x 3.14m)**

Upvc double glazed door to the front elevation, Upvc double glazed window to the front elevation, Upvc double glazed window to the rear, Upvc double glazed patio door to the rear, range of fitted units to the base and eye level, space and plumbing for a washing machine, space for a free standing cooker, space for a fridge freezer, tiled splash back, space for a dining table and chairs, radiator.

**Living Room 12' 7" x 12' 3" (3.84m x 3.74m)**

Wood glazed double doors, Upvc double glazed windows to the frontage, Upvc double glazed window to the side aspect, gas fire, brick surround, tiled effect hearth, radiator, stairs to the first floor, storage cupboard with light.

**First Floor**

**Landing**

Upvc double glazed window to the side elevation, radiator, loft.

**Bedroom One 12' 7" x 9' 7" (3.84m x 2.93m) max measurements**

Upvc double glazed window to the front elevation, Upvc double glazed window to the side aspect, radiator.

**Bedroom Two 9' 4" x 7' 5" (2.85m x 2.26m)**

Upvc double glazed window to the rear aspect, radiator, built in wardrobes with sliding mirror doors.

**Bathroom 10' 4" x 6' 4" (3.16m x 1.93m)**

Built in storage cupboard housing the gas fired boiler, panel bath with chrome mixer taps, hand held shower attachment, low level WC, pedestal wash hand basin with chrome taps, radiator, Upvc double glazed window to the rear.

**Externally**

The rear garden has a flagged patio area, area laid to lawn, well stocked borders, hedged boundaries, timber shed. To the frontage, stone walled boundary, metal gate, flagged area, rockery area, access to rear garden.



Note:  
Council Tax Band: B

EPC Rating: TBC

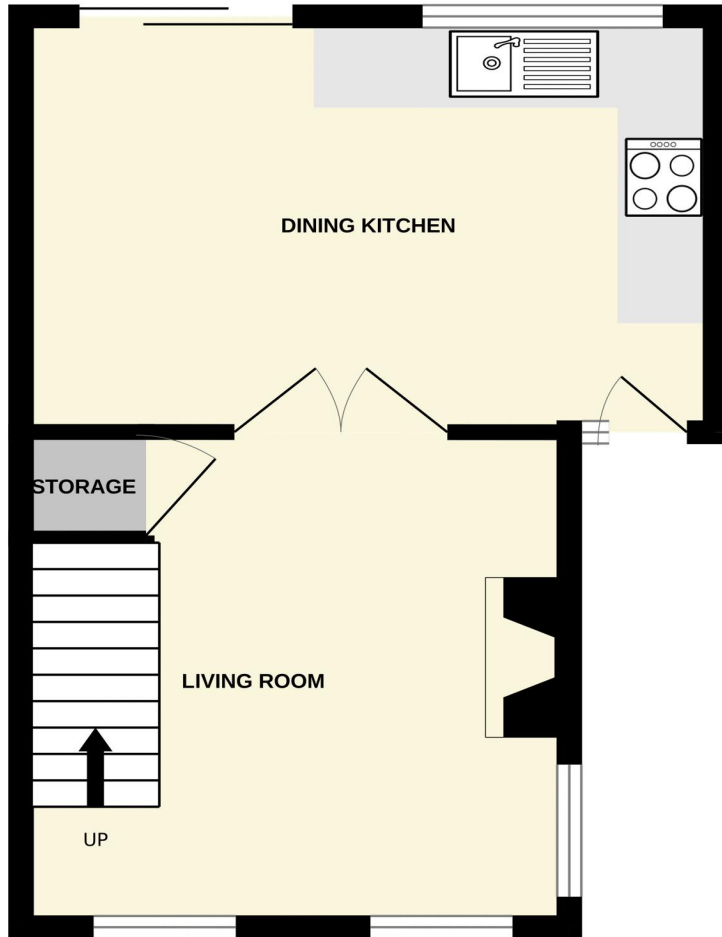
Tenure: believed to be Freehold



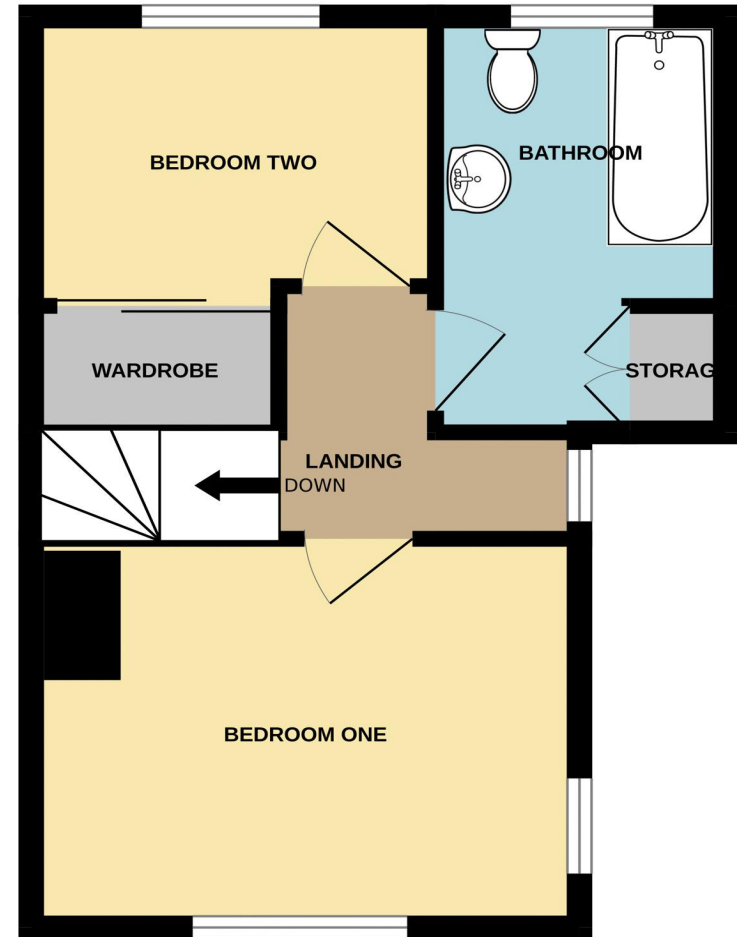




GROUND FLOOR



1ST FLOOR



## Directions

From our Derby Street Leek office proceed along Haywood Street and at the traffic lights turn left onto the A520 Cheddleton Road. Follow this road through the villages of Leekbrook and Cheddleton and upon reaching the village of Wetley Rocks continue past Mill Lane and the property is situated on the right hand side.

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45-49 Derby Street  
Leek  
Staffordshire  
ST136HU  
T: 01538 372006  
E: leek@whittakerandbiggs.co.uk

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

Whittaker <sup>Est. 1930</sup>  
& Biggs