



12 Adams Grove
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

12 Adams Grove

Leek

Staffordshire, ST13 8NX

4

2

2

2

acre(s)

This outstanding detached residence has been upgraded and extended by the current vendors to the highest of standards.

Situated in a highly sought after and well established residential area on Westwood. The property occupies a delightful South facing cul-de-sac position with some fabulous views to the rear aspect

Offers In The Region Of
£519,950

 Leek - 01538 383344

 leek@buryandhilton.co.uk

Entrance Porch

Tiled floor. Access to:

Entrance Hall

Stairs off. Tiled floor. Understairs storage.

Study / Bedroom Four

10'0" x 8'11"

Tiled floor. Integral blinds.

En-Suite

W.C. Wash basin with storage unit below. Heated towel rail. Tiled walls. Tiled floor. Spotlights.

Integral blinds.

Living Room / Dining Area

14'7" max x 34'8"

Tiled floor. Feature in-set gas fire. Coving. Wall light point x 2. Sliding doors to rear garden. Electric sky light. Integral blinds. Electric curtains.

Kitchen / Diner

20'9" max x 19'5"

Extensive range of fitted wall and base units. Quartz work-tops with in-set sink unit, rinser bowl and mixer tap. Induction hob with extractor unit above. Integrated microwave. Electric grill and oven with warming drawer below. Wine chiller. Integrated dishwasher. Fridge / freezer. Tiled floor. Spotlights. Breakfast island with storage units and glass work-top. Sky lights (one electric). Built-on solar paneled blinds. Side access door. Integral blinds.

Utility Room

8'11" x 6'0"

Wall and base units. Quartz work-tops with sink unit, drainer and mixer tap. Plumbing point. Spotlights. Cupboard housing central heating boiler. Tiled floor. Integral blinds.

Landing Area

Access to:

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
77	84		

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