

# Parkhall Lane

Leigh, Stoke-on-Trent, ST10 4NP

John German





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£455,000

Traditional former police house providing a substantial home with well proportioned family sized accommodation with scope for personalisation, occupying a delightful plot extending to approximately 0.22 acre.



For sale with no upward chain involved, internal inspection and consideration of this solid traditional home is essential to appreciate its full potential provided by the generously sized accommodation and the plot which extends to approximately 0.22 acre, offering further potential to extend (subject to obtaining the necessary planning permissions). Enjoying fabulous far reaching views to the front and side elevations over the surrounding fields and countryside, and retaining some of its original features.

Situated on the edge of the popular village of Church Leigh within walking distance to its amenities which include All Saint's first school, the village shop and Post Office, The Star public house, village hall, recreational ground and All Saint's Church. There are also walks through the surrounding countryside on the doorstep. The towns of Uttoxeter, Stafford, Stone and Cheadle are all within easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke on Trent.

A uPVC part obscured double glazed entrance door opens to the porch having an original side facing window providing light and a doorway to the hall where stairs rise to the first floor and doors open to the spacious and versatile ground floor accommodation.

To the front of the home is the comfortable sitting room which has a central chimney breast and fire, plus a fitted cupboard in the recess. A door opens to what was formally the cell but now could easily be used as a study which has a side facing window and a door to the downstairs WC.

On the opposite side of the hall is the dining room, also having a pleasant outlook over the front garden and fields. Behind is the main lounge which has dual aspect windows providing an abundance of natural light including a wide walk in bay to the rear, also having an open fireplace and surround, plus a central heating back boiler.

Completing the ground floor space is the fitted kitchen which has a range of base and eye level units with work surfaces and an inset sink unit set below the side facing window overlooking fields, space for electric cooker, additional appliance space and a useful deep under stairs cupboard. A uPVC part double glazed door opens to the rear porch which provides access to the rear of the property and a latch door to the useful outhouse.

To the first floor, the pleasant landing has a front facing window providing natural light, built in storage cupboards and a large hatch to the loft. Doors open to the three double bedrooms, the room to the front enjoying a fabulous far reaching view over the surrounding fields and countryside.

Completing the accommodation is the family bathroom which has a three piece suite incorporating a corner panelled bath with an electric shower over and complimentary tiled splashbacks, plus a side facing window also enjoying the far reaching views.

Outside to the rear, a paved patio enjoys a delightful seating and entertaining area leading to the good sized westerly facing garden which is predominantly laid to lawn with shrubs, enclosed to three sides by a mixture of established hedges and panel fencing. To the side of the property is an enclosed wrought iron pen, originally used to house the police dog.

To the front is an equally delightful garden laid mainly to lawn with well stocked beds and borders containing a variety of shrubs and plants, plus two yew trees forming an arch in front of the front door of the property.

To the side, on the opposite of the established hedge, is a shared vehicular access leading to the double width tarmac driveway which provides off road parking, giving access to the detached double garage which has two up and over doors, power and light, plus a personal door.

**What3words:** gaps.giggles.exonerate

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick

**Parking:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Solid fuel

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

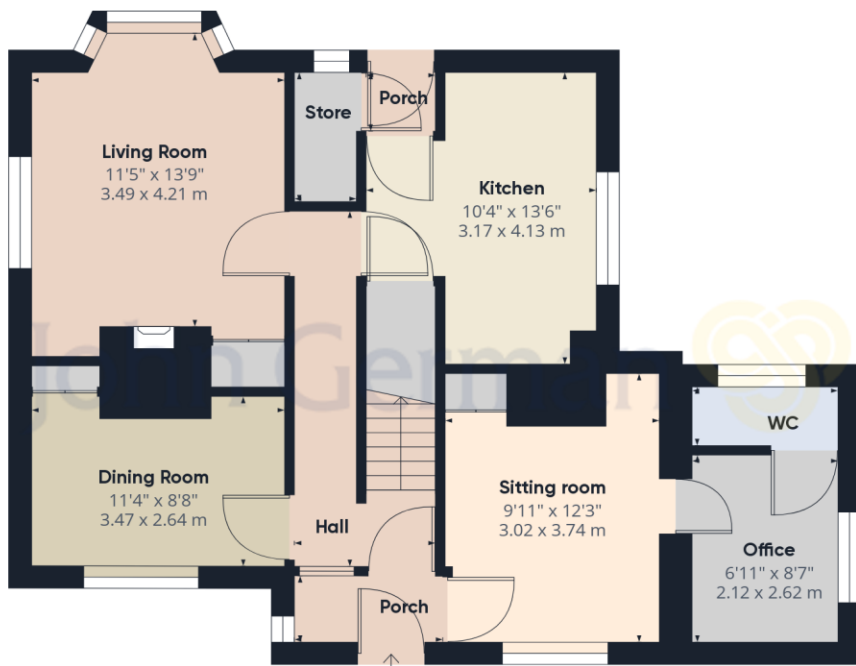
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

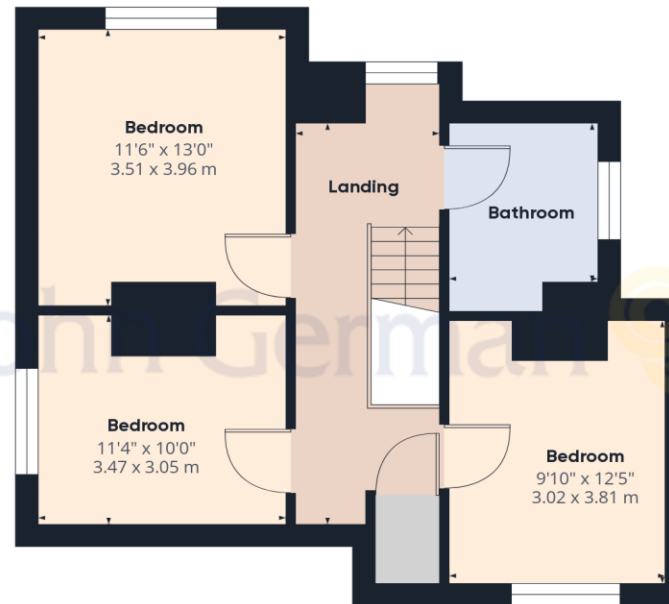
**Our Ref:** JGA/05032024

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Ground Floor Building 1

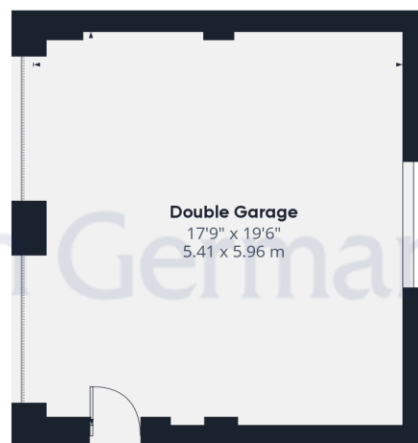


Floor 1 Building 1

Approximate total area<sup>(1)</sup>

1615.22 ft<sup>2</sup>

150.06 m<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Agents' Notes

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**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F	25 F	
1-20	G		



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