



9 Clover Grove, Leek, ST13 7AS

Offers In The Region Of £310,000

- Detached family home situated within a highly sought-after and well-established residential location
- Spacious and well-presented accommodation throughout, ideal for modern family living
- Principal bedroom benefitting from a contemporary en-suite shower room for added convenience
- Modern family bathroom fitted with a stylish suite serving the remaining bedrooms
- Bright and airy rear living space with excellent flow to the garden, creating an ideal indoor-outdoor lifestyle
- Beautifully landscaped low-maintenance rear garden designed for year-round enjoyment
- Four generously sized bedrooms offering flexible space for growing families or home working
- Open-plan kitchen diner to the rear, perfect for entertaining and everyday family life
- Featuring an attractive Indian stone patio, composite decking area and artificial lawn for easy upkeep

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Whittaker & Biggs would like to welcome you to this charming detached family home located in the highly sought-after area of Clover Grove, Leekbrook. Built in 2010, this property offers a modern and comfortable living experience, perfect for families seeking both space and convenience.

Spanning an impressive 1,022 square feet, the house features two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the bright and airy rear living area, which boasts excellent flow to the garden, creating a seamless connection between indoor and outdoor living.

The property comprises four generously sized bedrooms, including a principal bedroom with an en-suite shower room, ensuring privacy and comfort for all family members. The additional family bathroom is well-appointed, catering to the needs of a busy household.



Council Tax Band: D



Ground Floor

Entrance

4'0" x 3'8"

UPVC double glazed door to the side aspect.

Sitting Room

14'11" x 10'8"

UPVC double glazed window to the frontage, radiator.

Kitchen Diner

16'4" x 15'3" max measurement

UPVC double glazed French doors to the rear, UPVC double glazed window to the rear, units to the base and eye level, four ring gas hob, electric fan assisted oven, extractor hood, stainless steel sink and a half with drainer, chrome mixer tap with spray attachment, integral fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, radiator, stairs to the first floor.

WC

4'9" x 3'6"

UPVC double glazed window to the frontage, vanity wash hand basin, chrome mixer tap, low level WC, radiator.

First Floor

Landing

UPVC double glazed window to the side aspect, loft hatch, radiator, airing cupboard housing the Mega Flow water cylinder and expansion tank.

Bedroom One

11'1" x 10'10"

UPVC double glazed window to the rear, radiator.

En-suite

7'3" x 3'4"

UPVC double glazed window to the side aspect, walk in shower enclosure, chrome fittings, pedestal wash hand basin, chrome mixer tap, low level WC.

Bedroom Two

12'1" x 8'6"

UPVC double glazed window to the frontage, radiator.

Bedroom Three

11'1" x 8'2"

UPVC double glazed window to the rear, radiator.

Bedroom Four

9'6" x 8'10"

UPVC double glazed window to the frontage, radiator.

Bathroom

UPVC double glazed window to the side aspect, panel bath, chrome taps, handheld shower attachment, pedestal wash hand basin, chrome mixer tap, low level WC, radiator.

Garage

20'4" x 8'6"

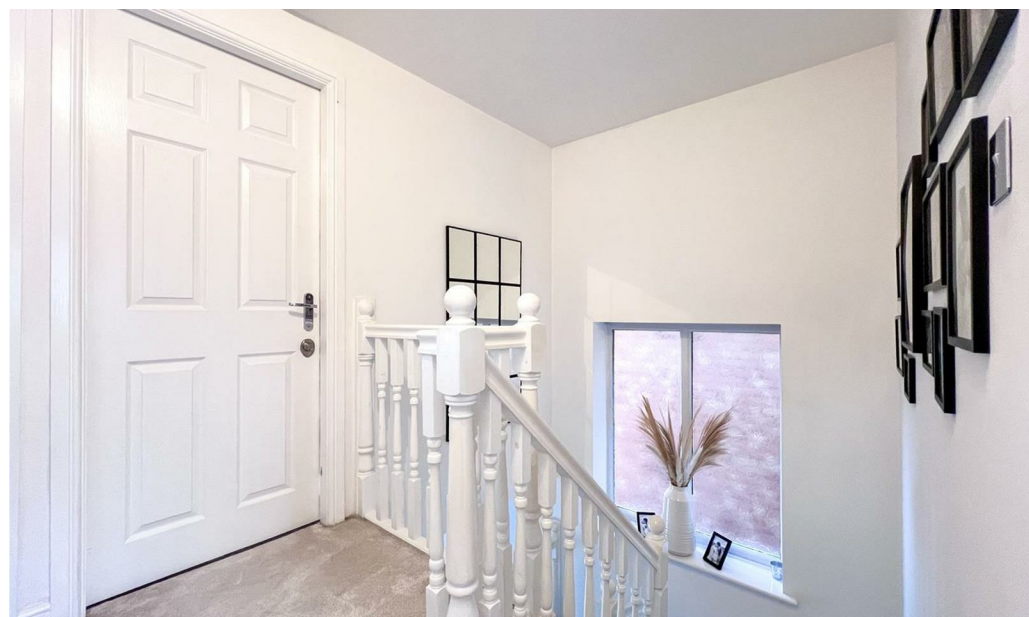
Externally

To the frontage, tarmacadam driveway, gated access to the rear.

To the rear, Indian stone paved patio, artificial lawn, composite decked area, fence boundary.

AML REGULATIONS

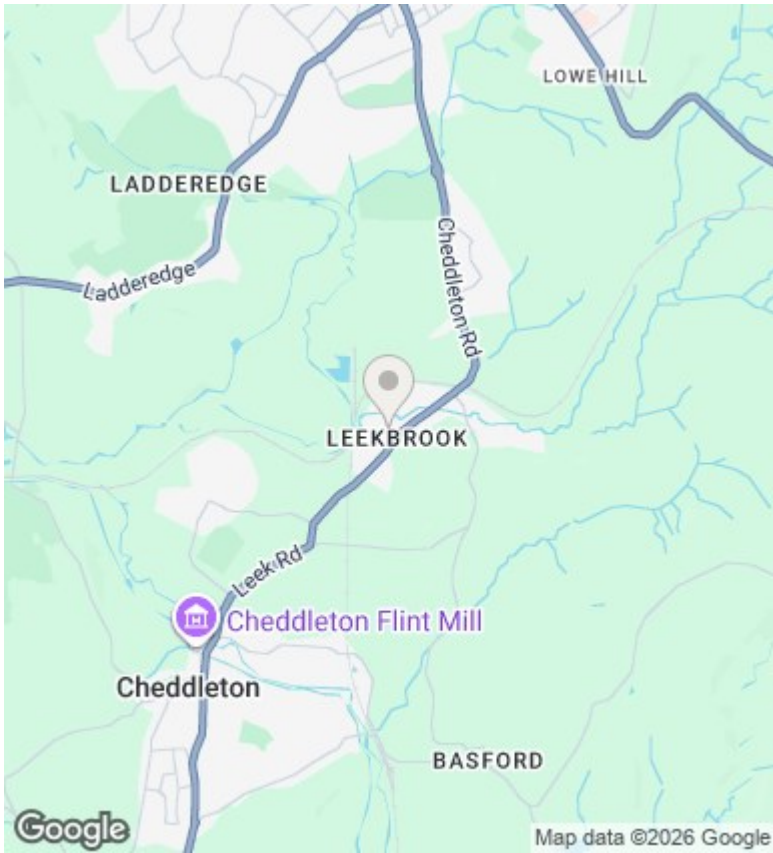
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

45-49 Derby Street, Leek, Staffordshire, ST13 6HU
01538 372006

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

D

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

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