



## 22 Shirburn Road, Staffordshire, ST13 6LE

**£210,000**

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*\*Victorian homes are timeless treasures, where past and present live together in harmony\**

A beautifully maintained Victorian town house, full of character and charm, ideally positioned on a popular street just a short walk from Leek town centre. Offering spacious family accommodation across three floors, the property features two spacious reception rooms, a practical kitchen with utility and ground floor shower room, four double bedrooms, family bathroom and a versatile loft room. With original period features throughout, together with a private courtyard and enclosed garden, this is a superb family home close to schools, shops and all local amenities.

## **Denise White Estate Agents Comments**

This beautifully maintained Victorian town house is ideally located on a popular street, just a short walk from Leek town centre, popular schools, and local amenities. Rich in period charm, the property retains many original features, including Minton tiled flooring, picture rails, coving and impressive high ceilings, all complemented by spacious and versatile living accommodation across three floors.

On the Ground Floor, an Entrance Hall welcomes you to the property and leads to two reception rooms: a light-filled Lounge to the front with a large bay window, and a characterful Sitting Room to the rear, complete with parquet flooring and a multi-fuel stove set within an exposed brick fireplace. The Sitting Room flows into a practical Kitchen, which in turn leads to a Utility Room and a stylish ground floor Shower Room featuring a rainfall shower.

The First Floor offers Two Generous Double Bedrooms, both fitted with extensive wardrobes, together with a Family Bathroom. To the Second Floor, Two Further Double Bedrooms also benefit from built-in wardrobes and storage, with access to a carpeted loft room with Velux window, providing a flexible space for a variety of uses.

Externally, the property enjoys a private paved courtyard leading to a further enclosed garden with a patio seating area and space for a shed, offering the perfect outdoor retreat.

This spacious family home combines Victorian character with modern practicality, all within walking distance of schools, shops, supermarkets and the vibrant town centre of Leek.

## **Entrance Hall**

Composite entrance door to the front aspect. Original Minton tiled flooring. Radiator. Ceiling light. Coving to the ceiling. Stairs leading to the first floor. Doors leading into:-

## **Lounge**

**14'4" x 9'10" (4.37 x 3.00)**

Carpet. Radiator. uPVC bay window to the front aspect. Coal effect gas fire set on a tiled hearth with wooden surround. Coving to the ceiling. Ceiling light.

## **Sitting Room**

**13'3" x 13'1" (4.05 x 4.01)**

Parquet flooring. Radiator. Multi fuel stove set in an exposed brick fireplace. uPVC French doors leading to the rear yard. Picture rail. Ceiling light. Opening into: -

## **Kitchen**

**13'3" x 7'3" (4.04 x 2.22)**

Fitted with a range of wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit with mixer tap. Integrated four ring ceramic hob with extractor over and double electric oven. Integrated dishwasher. Space for American style fridge freezer. Tiled flooring. Part tiled walls. Two uPVC windows to the side aspect. Two ceiling lights. Door leading into:-

## **Utility Room**

**7'8" x 5'1" (2.36 x 1.56)**

Fitted with a circular sink unit with mixer tap. Plumbing for automatic washing machine. Wall mounted 'Ideal' gas combination boiler. Tiled flooring. Part tiled walls. Ceiling spotlights. uPVC door and window to the side aspect. Door leading into:-

## **Shower Room**

**6'8" x 7'5" max into shower (2.05 x 2.27 max into shower)**

Recently fitted with a suite comprising of double shower cubicle with rainfall showerhead and vanity unit housing a wash hand basin and low-level WC. Tile flooring. Fully tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the side aspect. Ceiling spotlights.

## **First Floor Landing**

Carpet. Radiator. Two Ceiling Lights. Stairs leading to the Second Floor. Doors leading into:-

## **Bedroom One**

**13'1" x 12'5" (3.99 x 3.81)**

Fitted with an extensive range of built-in wardrobes with overhead storage. Carpet. Radiator. uPVC window to the front aspect. Picture rail. Ceiling light.

## **Bedroom Four**

**10'7" x 10'2" (3.24 x 3.11)**

Fitted with built-in wardrobes and overhead storage. Carpet. Radiator. uPVC window to the rear aspect. Picture rail. Ceiling light.

## **Bathroom**

**7'5" x 7'2" (2.27 x 2.19)**

Fitted with a suite comprising of paneled bath with shower mixer tap, low-level WC and pedestal wash hand basin. Tiled flooring. Fully tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the rear aspect. Ceiling light.

## **Second Floor Landing**

Carpet. Ceiling Light. Doors leading into:-

## **Bedroom Two**

**13'1" x 10'11" (4.00 x 3.33)**

Fitted with a range of built-in bedroom furniture. Carpet. Radiator. Velux window to the rear aspect. Ceiling light.

## **Bedroom Three**

**13'0" x 10'4" (3.98 x 3.17)**

Fitted with built-in wardrobes with sliding doors. Carpet. Radiator. Feature fireplace. uPVC window to the front aspect. Ceiling spotlights. Stairs leading to a loft room.

## **Loft room**

**13'0" x 8'0" (3.98 x 2.46)**

Suitable for a variety of uses. Fitted with carpet and a Velux window to the rear aspect. Two wall lights.

## **Outside**

To the rear of the property there is a private, paved courtyard, which in turn leads to a further private garden which offers a paved patio seating area and space for a garden shed.

## **Agents Notes**

### **Please Note**

## **About Your Agent**

### **WE WON!**

### **Property To Sell?**

### **You Need A Solicitor!**

### **Do You Need A Mortgage?**

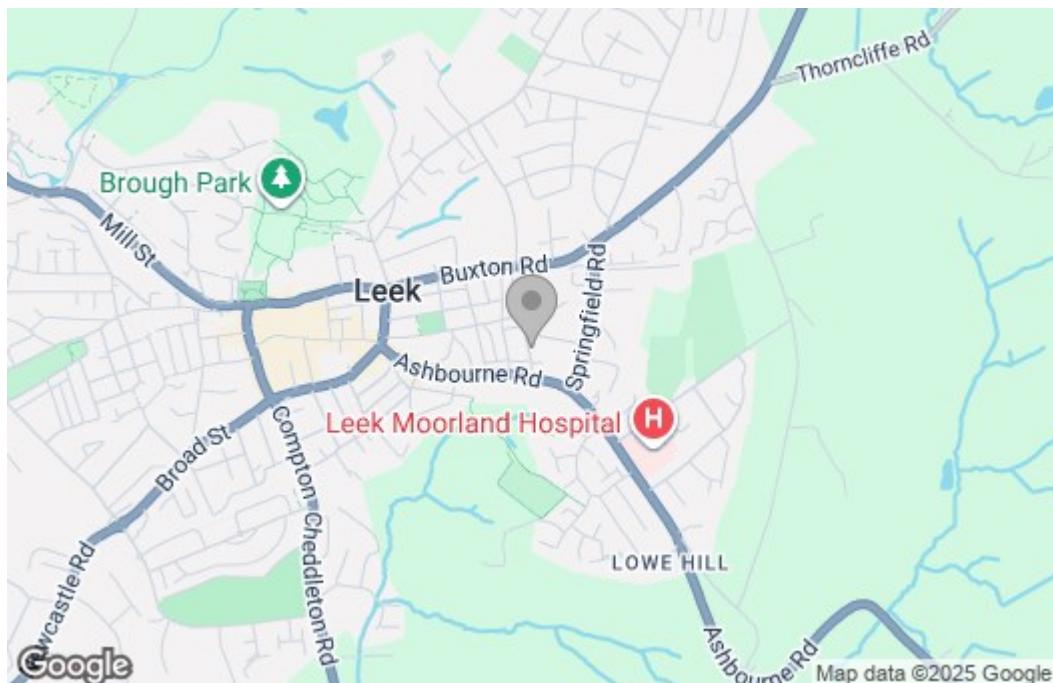
## Floor Plan



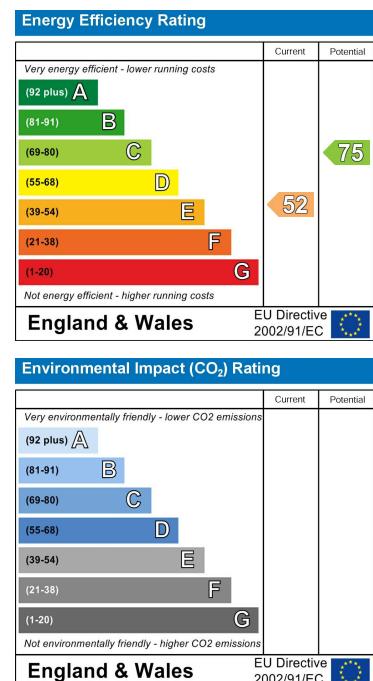
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## Area Map



## Energy Efficiency Graph



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