



Ash Grove, Ash
Bank



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Offers in region of £275,000

A traditional semi-detached house situated in the sought-after location of Ash Grove, Ash Bank, conveniently placed for local amenities and the open spaces of Wetley Moor Common. The property offers spacious and well-presented accommodation, comprising an entrance hallway, cloakroom, dining room, living room, and a light and airy open-plan kitchen/family area overlooking the rear garden to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from ample off-road parking via a block-paved driveway to the front, along with a generous rear garden featuring a patio area, lawn, and a further seating area to the rear. Viewing is highly recommended to fully appreciate the location and accommodation on offer.





Entrance Hallway

Door to the front, radiator, stairs to first floor.

Cloaks

Combination WC and sink.

Garage

Electric roller shutter doors, plumbing for washing machine. Door to the rear.

Dining Room

Double glazed window to the front, radiator.

Living Room

Multi fuel burner, feature fireplace.

Sitting / Study Area

Radiator, double glazed frosted window to the side.

Kitchen / Family Area

Double glazed window to the rear, double glazed french doors to the rear, radiator, fitted oven, induction hob, integral appliances including fridge, freezer and dishwasher. Sink and drainer unit with mixer tap, Baxi wall mounted boiler, radiator, Karndean flooring.

Landing

Double glazed frosted window to the side, access to loft via pull down ladders.

Bedroom 1

Double glazed window to the front, radiator.

Bedroom 2

Double glazed window to rear, radiator, fitted wardrobes.

Bathroom

Double glazed frosted window to the rear, bathroom suite comprising of panelled bath, WC, hand wash basin and separate shower area with mains shower. Tiled walls & floor, radiator.

Bedroom 3

Double glazed window to the front, radiator.

Outside

Ample off road parking to the front with block paved driveway. Substantial established rear garden with patio area, lawn and further sitting area to the rear of the garden.

Agents Notes

Staffordshire Moorlands Council Tax Band C

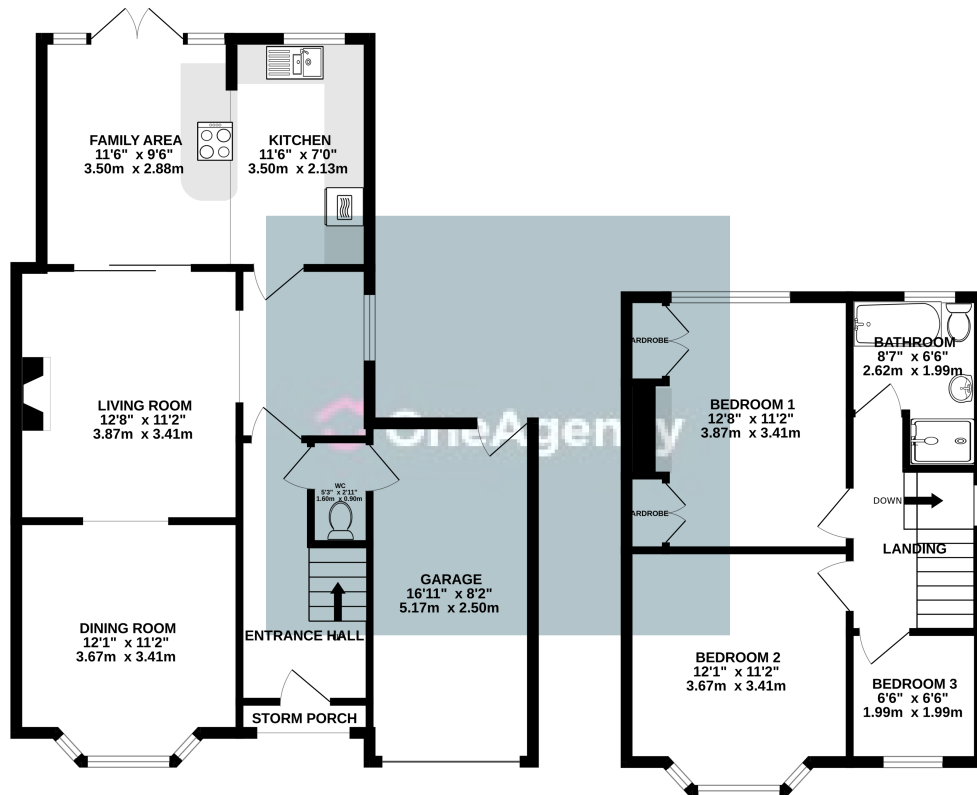
Important Notice

All descriptions, dimensions, and references are given in good faith but are approximate and for guidance only. Measurements are not exact. Fixtures, fittings, and services have not been tested. Buyers must satisfy themselves as to the accuracy of all information by inspection and professional advice.



GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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