



244 Ash Bank Road, Stoke-On-Trent

£350,000 Freehold

An exquisite detached 1930s home set within a generous plot offering ample off road parking. • Characterful features are found throughout, with large walk in bay windows, original flooring and stained glass. • Excellent living space with a dining room, cosy living room with log burner and modern kitchen with useful utility store and Guest WC. • Fabulous bedrooms with the master bedroom having countryside views and fitted wardrobes, a sizeable guest bedroom and good sized third. With an indulgent family bathroom. • A South facing rear garden with large patio and lawn area, further storage under the patio and a garage!



Dearest Gentle Reader, Prepare to be captivated by this exquisite and characterful 1930s detached home, where timeless elegance reveals itself at every turn. A true home of distinction, standing proudly within a generous plot on the sought-after Ash Bank Road in Werrington. Step through the entrance porch, do take a moment to slip off your heels and hang your cloak, before a beautiful stained glass door welcomes you into a grand entrance hall. Here, original wood flooring, panelled walls and a striking hexagonal feature window combine to create a unforgettable first impression. To the front of the home, the dining room is both elegant and inviting, complete with a walk in bay window, an idyllic setting for soirees and cherished gatherings. Returning to the hallway, the living room lies ahead and is a warm and refined space, centred around a cosy log burning stove and enhanced by French doors that open onto the rear patio, framing delightful views of the garden beyond. A further hexagonal window adds yet another touch of architectural charm. The kitchen has been thoughtfully updated to blend classic style with modern convenience. Finished with dove grey shaker style cabinetry and complementary resin worktops, featuring integrated appliances including a split oven with grill, microwave and gas hob. A generous inset window above the sink provides a tranquil outlook. Beyond, a rear hallway offers access to the side patio along with a practical utility cupboard and Guest WC. Upstairs three beautifully proportioned bedrooms offer a sense of calm. The master bedroom, positioned to the rear, enjoys far reaching countryside views and benefits from fitted wardrobe, ample space for even the most impressive wardrobe! The guest bedroom is equally spacious, with a charming walk in bay window, while the third bedroom is well-sized single, ideal as a child's room, home office or dressing room and is complete with a delightful stained glass window. The family bathroom offers a touch of indulgence, featuring a free standing bath, walk-in shower with distinctive gold fittings and a stylish vanity sink unit. A separate WC ensures ease for busy mornings! And there is more to discover, a hidden gem in the form of a large, converted loft space accessed via a pull down ladder and illuminated with a skylight. Whether used for storage or occasional retreat, it offers wonderful versatility. Outside, the home continues to impress. A substantial block paved, walled patio provides the perfect setting for al fresco dining on warm summer evenings. Steps lead down to a generous lawn bordered by mature trees and hedging, while a paved pathway winds through the garden. A useful storage area is neatly tucked under the patio. Being South facing, you'll be sure to catch the sun! To the front, a gated block paved carriage way driveway and garage provide ample off road parking. Werrington is a charming village within the Staffordshire Moorlands, highly sought-after for its well-regarded Primary and Secondary schools, strong commuter links and proximity to both major road and rail links, all while being moments from beautiful open countryside. The village also offers a selection of local amenities including a pharmacy, convenience stores and welcoming pubs. A rare and graceful offering, perfectly suited to those of us looking for the finer things in life.

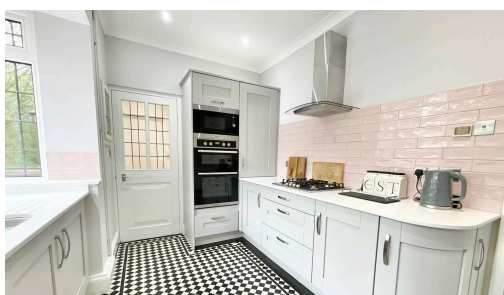


Dearest Gentle Reader, Prepare to be captivated by this exquisite and characterful 1930s detached home, where timeless elegance reveals itself at every turn. Council Tax band: D

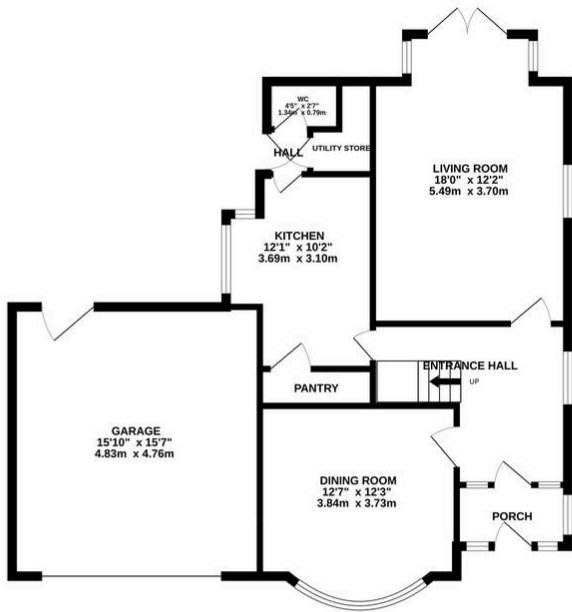
Tenure: Freehold

EPC Energy Efficiency Rating: E

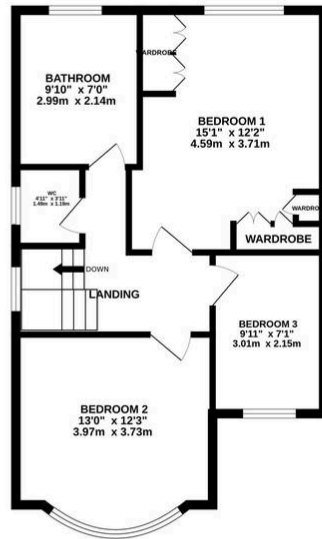
EPC Environmental Impact Rating: E



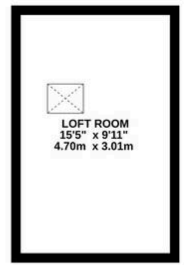
GROUND FLOOR
878 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.1 sq.m.) approx.

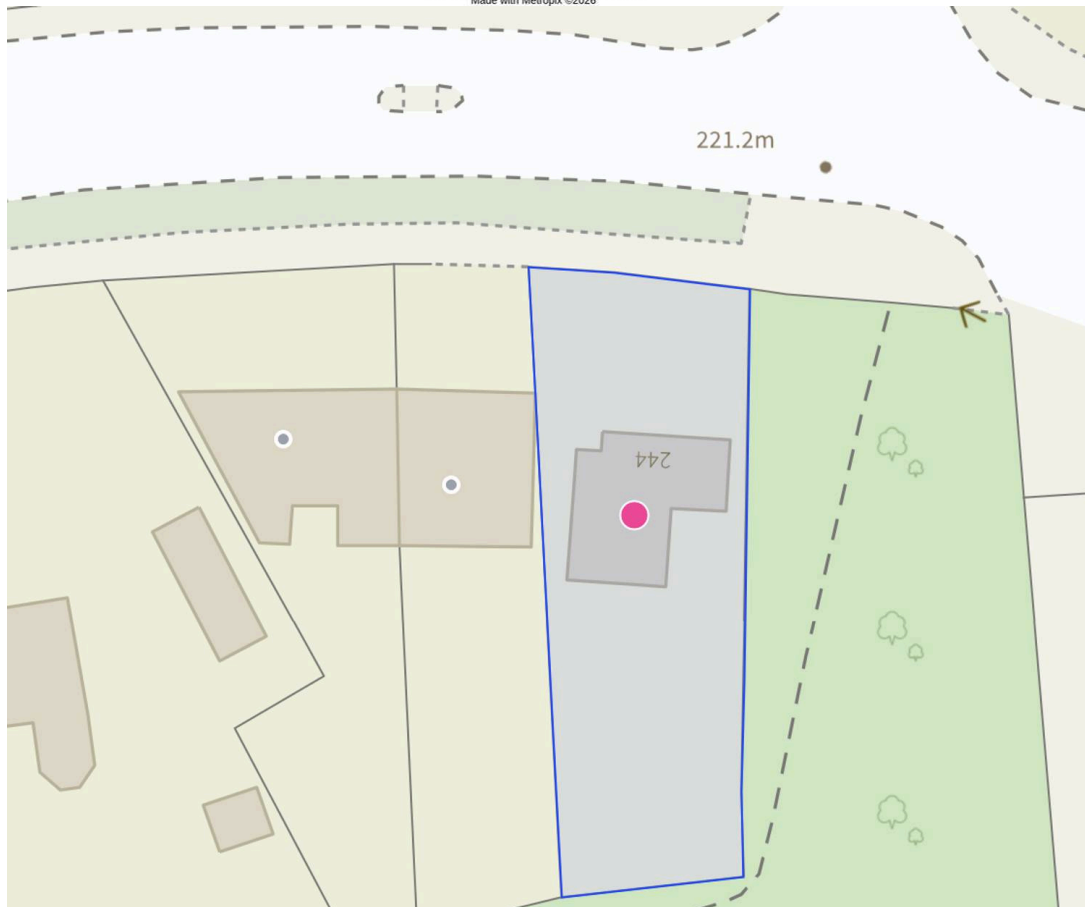


2ND FLOOR
152 sq.ft. (14.2 sq.m.) approx.



TOTAL FLOOR AREA : 1592 sq.ft. (147.9 sq.m.) approx.

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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