

Birchendale Close

Tean, Stoke-on-Trent, ST10 4LT



Extremely well-maintained and tastefully presented home with a refitted kitchen and bathroom plus a conservatory, occupying a delightful plot on a cul de sac in this popular village.

£229,995



John German

For sale with no upward chain involved, viewing and consideration of this delightful home is strongly recommended to appreciate its condition, size and notably its lovely cul de sac position within this popular village.

Ideal for first time home owners, people looking to move up or down the ladder or a buy to let investment.

Situated within walking distance of The Dog & Partridge public house and restaurant, there are also several walks throughout the surrounding countryside on the doorstep. Upper Tean is only a short distance away where a wider range of amenities can be found including a Co-Operative mini supermarket, school, post office, pharmacy, public houses and a petrol station. The towns of Uttoxeter and Cheadle are only a short commute away as is the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A uPVC part obscure double glazed door with matching side panel leads to the welcoming hall where stairs rise to the first floor having storage beneath and doors leading to the ground floor accommodation.

Positioned at the front of the property is the well proportioned lounge that has a wide window providing an abundance of natural light and a modern focal fireplace with a coal effect gas fire.

The dining room at the rear has wide patio doors opening to the useful brick and uPVC double glazed constructed conservatory providing further living space having power and heating, a view down the lovely garden and French doors opening to the patio.

The impressive refitted kitchen has a range of base and eye level units with stylish work surfaces, an inset sink unit set below a window overlooking the garden, fitted gas hob with extractor over and oven under, integrated microwave and fridge. A part obscure double glazed door opens to the side carport.

To the first floor the landing has a side facing window and doors leading to the three bedrooms, two of which are double, with the front facing master having a range of fitted furniture. The second bedroom at the rear also has a fitted wardrobe and a built in cupboard housing the combination gas central heating boiler.

Completing the accommodation is the modern family bathroom with a white three piece suite incorporating a P-shaped shower bath with a mixer shower and glazed screen above, complemented by contemporary tiled walls.

Outside - To the rear a paved patio provides a lovely entertaining area enjoying a degree of privacy leading to the garden which is mainly laid to lawn with well stocked beds and borders containing a large variety of shrubs and plants plus steps leading down to a brook.

To the front is a shaped raised blue slate shale bed and a tarmac driveway providing ample off road parking leading to the side carport.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.staffs Moorlands.gov.uk

Our Ref: JGA/24082022

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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