

# Birchendale Close

Tean, Stoke-on-Trent, ST10 4LT



Well presented semi detached home, suitable for a variety of buyer types. Occupying a delightful plot and position on the quiet cul de sac within the popular village.

£227,500



John German

Whether looking for your first home, to move up or down the property ladder, or for a buy to let investment, viewing of this lovely chalet style home is strongly advised to appreciate its condition, size including its impressive conservatory, delightful garden enjoying a degree of privacy and its village cul de sac position.

Situated in the popular village of Lower Tean, within walking distance to the Dog and Partridge public house and restaurant, several countryside walks though the surrounding area are also on the doorstep. The village of Upper Tean is only a short drive away, where a wide range of amenities can be found, including the new Co-op supermarket, doctors, independent shops, takeaways and a first school. The first school in Checkley is also only a short drive away in the opposite direction. The towns of Uttoxeter and Cheadle are both within easy commutable distance, as is the A50 dual carriageway linking the M1 and M6 motorways, plus the cities of Stoke on Trent and Derby.

A uPVC part obscured double glazed entrance door with side light, leads to the welcoming hall, having stairs rising to the first floor with a useful understairs cupboard housing the recently fitted consumer unit, and access to the ground floor space. To the front of the property is the well proportioned lounge, having a focal marble fireplace surround and hearth with a living flame effect gas fire and a wide bow window providing natural light.

The dining room has access to the fitted kitchen and uPVC double glazed sliding patio doors opening to the brick and uPVC double glazed constructed conservatory providing further living space, having power and a radiator with a view of the lovely garden and wide French doors opening to the patio.

The superior fitted kitchen has a range of base and eye level units with quality worktops and an inset sink unit set below the window overlooking the garden, fitted gas hob with a stainless steel extractor hood over, electric oven under

and integrated appliances including a microwave, fridge freezer and washing machine, plus a uPVC part obscured double glazed door opening to the side carport.

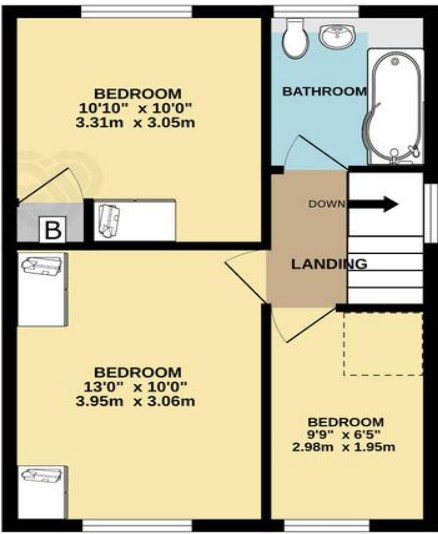
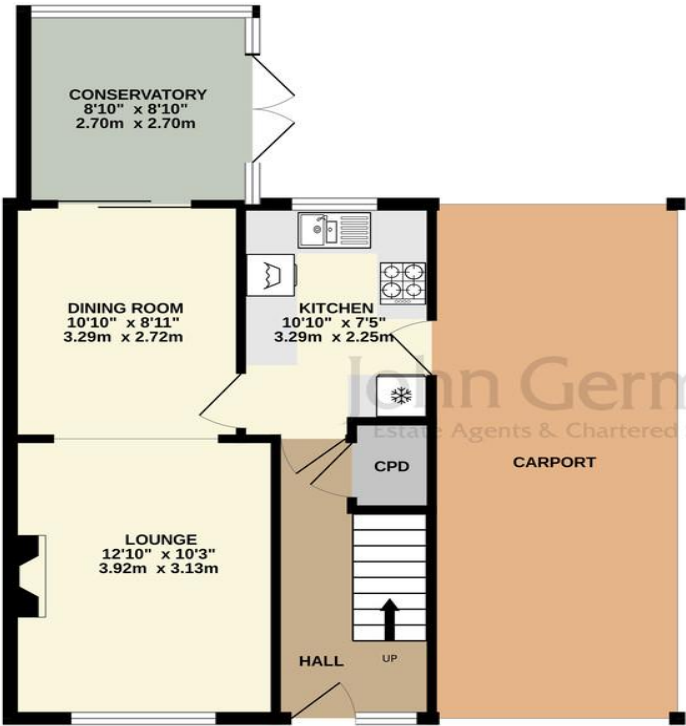
To the first floor, the landing has a side facing window providing natural light and doors leading to the three good sized bedrooms, two of which can easily accommodate a double bed and have fitted wardrobes. Completing the accommodation is the superior fitted family bathroom which has a stylish white three piece suite, incorporating a panelled shower bath with a recently replaced mixer shower over and glazed screen, plus fully tiled walls and a chrome effect towel rail/radiator.

Outside to the rear, a paved patio and timber decking provides a lovely entertaining area enjoying a good degree of privacy with well stocked raised timber borders containing a large variety of shrubs and plants, enclosed by panelled fencing and with a gate leading to a further landscaped garden space with shrubs and a gravelled bed, and steps down to a small brook. There are also two useful solid timber sheds, both having power and light, plus gated access to the front. To the front is a raised purple slate shale border and a tarmac driveway providing ample parking, leading to the carport.

What3words: spelling.blanking.jokers  
**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](http://www.gov.uk/government/organisations/environment-agency)  
[www.staffs Moorlands.gov.uk](http://www.staffs Moorlands.gov.uk)  
**Our Ref:** JGA/12072023  
**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band B

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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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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