

# Broomfields Close

Upper Tean, Stoke-on-Trent, ST10 4FB



Attractive modern corner semi detached home suitable for a variety of buyers occupying a pleasant position in this popular village within close proximity to its range of amenities.

NO UPWARD CHAIN

£210,000

John German 

For sale with no upward chain, viewing of this well proportioned, freshly decorated and re-carpeted home is strongly recommended to appreciate its layout and room dimensions (especially its bedrooms), condition and its exact position. An ideal first step onto the property ladder, move up or down the market, or a buy to let investment.

Situated in the popular village of Upper Tean within walking distance to its range of amenities including the new Co-Operative supermarket, independent shops, schools and children's nursery, public houses, doctor's, fish and chip shop and Chinese takeaway, active village hall, church and open spaces. The towns of Cheadle and Uttoxeter are both within easy commutable distance as is the A50 dual carriageway which links the M1 and M6 motorways.

Accommodation - A tiled canopy porch with a steel plated entrance door opens to the welcoming hall where stairs rise to the first floor having a useful under stairs cupboard. Doors lead to the good sized ground floor accommodation and the fitted downstairs WC.

The generously sized lounge extends to the full depth of the property having an abundance of natural light provided by a front facing double glazed window and a sliding patio door to the rear garden.

The fitted kitchen has a range of base and eye level units, work surfaces with inset sink unit set below a front facing window, fitted gas hob with extractor over and oven under plus space for further appliances. An arch leads to the separate dining area which has a window overlooking the rear garden.

The first floor landing has a front facing window providing natural light and a built in airing cupboard with a single radiator. Doors leading to the three good sized bedrooms each able to accommodate a double bed, the master having dual aspect windows. Completing the first floor is the family bathroom which has a white three piece suite incorporating a panelled bath with a fitted glazed screen above.

Outside - To the rear a patio provides a pleasant entertaining area with a lawn beyond in need of some cultivation, enclosed to three sides. Gated access leads to the front where there is a garden laid mainly to lawn extending to the side elevation with well stocked shrub borders.

Shared vehicular access leads to the rear of the property where designated parking can be found.

what3words: magnum.slacker.thrillers

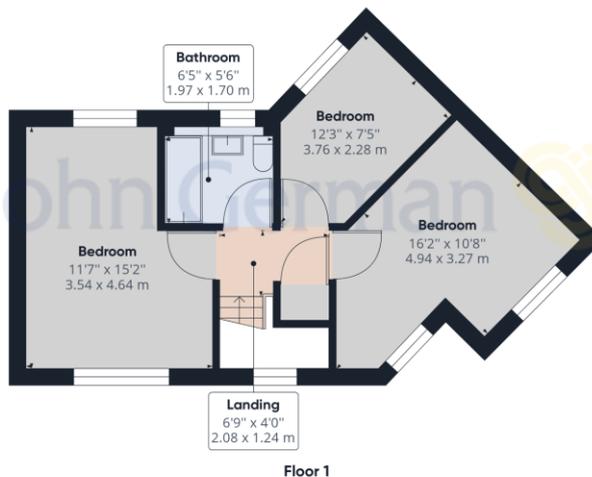
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**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)

**Our Ref:** JGA/19092023

**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band C



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Approximate total area<sup>(1)</sup>

909.65 ft<sup>2</sup>

84.51 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### Agents' Notes

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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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