

Uttoxeter Road

Tean, Stoke-on-Trent, ST10 4LG



Improved traditional mid terrace home with well presented accommodation incorporating a first floor fitted bathroom, located in this popular village backing onto fields within walking distance to amenities.

£139,000

John German 

An ideal first home or downsize, viewing of this enhanced traditional terraced home is highly advised to appreciate its room dimensions, layout and its pleasant rear garden enjoying views over fields.

Situated in the popular village of Upper Tean within walking distance to its range of amenities including a Co-Op mini supermarket, independent shops, first school, public houses, fish and chip shop, Chinese takeaway, church and open spaces. The towns of Cheadle and Uttoxeter are both within easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Stoke on Trent and Derby.

Accommodation - A uPVC part obscure double glazed door opens to the spacious living dining room which extends to the full depth of the original cottage with a front facing window and stairs rising to the first floor with a useful under stairs cupboard.

The fitted kitchen has a range of base and eye level units with work surfaces and an inset sink unit set below one of the dual aspect windows, fitted electric hob with an extractor over, built in double oven, space for further appliances plus a uPVC part obscure double glazed door providing access to the garden.

To the first floor the pleasant landing has a rear facing window providing natural light and doors to the two bedrooms plus the fully tiled fitted bathroom which has a white three piece suite incorporating a panelled bath with electric shower and glazed screen above.

Outside - To the rear a patio leads to the pleasant garden which is enclosed to three sides and mainly laid to lawn with a paved seating area at the bottom of the garden enjoying views over fields, barked borders and shrubs plus space for two sheds. A gate leads to the shared access to the front.

what3words: brightens.spots.robe

Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

Property construction: Traditional

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/11042024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



John German
 9a Market Place, Uttoxeter, Staffordshire, ST14 8HY
 01889 567444
 uttoxeter@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent