

# Broomfields Close

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



Well presented and improved modern detached home suitable for a variety of buyers, situated on a small cul de sac within the heart of the popular village of Upper Tean.

£210,000



John German

Whether looking to make your first step onto the property ladder, moving up or down the market, or for a buy to let investment, viewing of this well presented and improved detached home is strongly recommended. Being sold with the benefit of having no upward chain involved.

Situated in the heart of the popular village within walking distance to its wide range of amenities including the first school, active village space, open spaces, the new Co-op mini supermarket, independent shops, doctors, church, fish and chip shop and the Chinese takeaway. 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.

A canopy porch with a steel plated entrance door opens to the welcoming hall where stairs rise to the first floor and doors lead to the ground floor accommodation and the downstairs WC, which has a white two piece suite.

The well proportioned lounge dining room has a useful under stairs cupboard and double glazed French doors with side lights leading to the enclosed garden.

To the front of the home is the refitted kitchen which has a range of base and eye level units with fitted worktops and matching breakfast bar, inset sink unit set below the window, fitted gas hob with an extractor over and electric oven under, plus space for further appliances.

To the first floor, the landing has a side facing window providing natural light and doors leading to the three bedrooms. The front facing master extends to the width of the home, having a built in wardrobe with sliding doors.

Completing the accommodation is the fitted bathroom which has a white suite with complementary tiled splashbacks and a side facing window.

To the rear, a paved patio with a well stocked bed containing a variety of plants leads to the low maintenance gravelled garden which is enclosed to three sides, having a further paved seating area at the top of the garden, plus gated access to the front.

To the front is a blue slate shale fore garden which extends to one side of the property. A double width drive provides off road parking.

**What3words:** commuting.moderated.edaim

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

**Property construction:** Standard

**Parking:** 2 allocated spaces

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas (combi boiler)

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

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

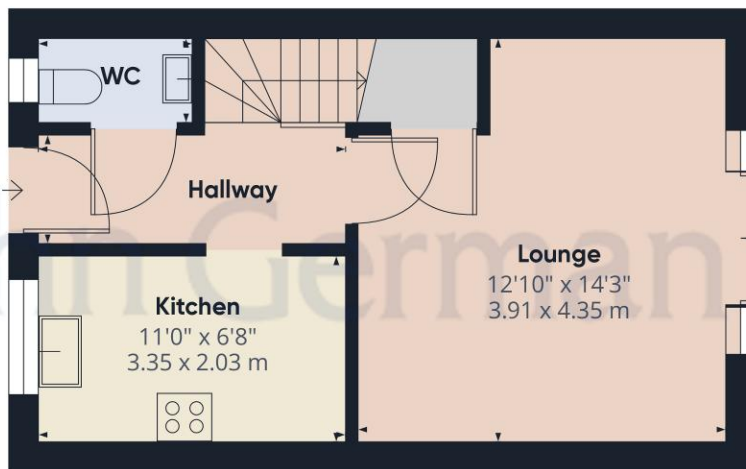
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

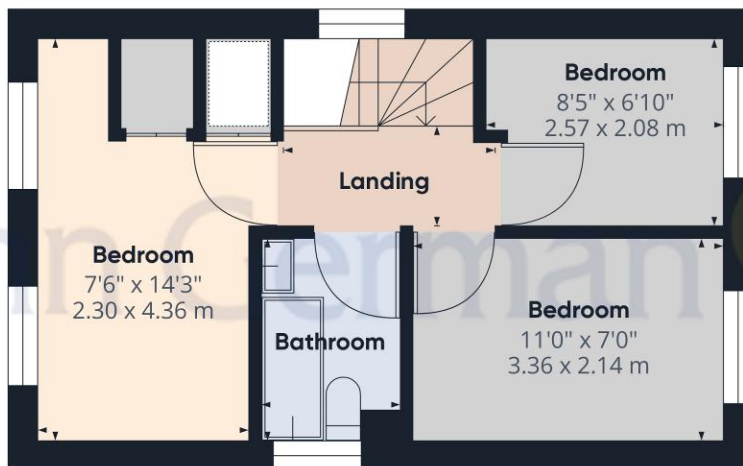
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.staffs Moorlands.gov.uk](http://www.staffs Moorlands.gov.uk)

**Our Ref:** JGA/20052024

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Ground Floor



Floor 1

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Approximate total area  
641.44 ft<sup>2</sup>  
59.59 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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