

# Willow Close

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

John   
German









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£370,000

Extremely versatile split level home suitable for a variety of potential buyers, occupying a delightful wide plot backing onto fields in the popular quiet cul-de-sac.

**NO UPWARD CHAIN**





Whether looking to move up or down the property ladder, internal inspection of this extremely versatile and well-maintained home is strongly recommended to appreciate the flexibility provided by its split-level layout designed to take full advantage of the fabulous views to the rear over surrounding fields. Situated in the quiet cul-de-sac on the edge of the popular village within easy reach of its wide range of amenities including first schools and a nursery, the new Co-op mini supermarket, independent shops, public houses, village hall, fish and chip shop and a 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.

An enclosed porch leads to the welcoming hall where stairs lead to both the lower ground floor and the upper level, plus doors to the remaining accommodation. The dining kitchen has a range of base and eye level units with fitted worktops and an inset sink unit set below one of the two front facing windows, a fitted gas hob with extractor hood over and built in double oven, plus an integrated dishwasher and fridge freezer. Additional natural light comes from the part glazed door and window to the rear balcony, an ideal space for your morning coffees. A door leads to the fitted laundry room which has a range of base and eye level units with work surface and space for appliances. The third bedroom is currently used as a study having a front facing window. The impressive fully tiled family shower room has a white suite with fitted storage cupboards incorporating a double shower cubicle with a mixer shower over. The lovely upper floor living room has a focal living flame electric fire and feature surround, and both wide bifold and patio doors and a further set of sliding patio doors taking full advantage of the fabulous view and allowing the natural light to flood in along with access to the balcony. To the lower level, the hall leads to two good sized bedrooms, each able to easily accommodate a double bed and with access to the rear veranda overlooking the garden. Completing the accommodation is the lower level toilet, having a Sani flow close coupled WC.

Outside to the rear, the veranda and a block paved patio provide delightful seating and entertaining areas enjoying a degree of privacy leading to the wide garden that is predominately laid to lawn having well stocked beds and borders containing a variety of shrubs and plants, plus a further paved seating area at the bottom of the garden positioned to take full advantage of the views over the adjacent fields and countryside. There are several useful sheds and storage spaces plus gated access to the front. To the front, a wide in and out block paved driveway provides off road parking for several vehicles with shrubbed borders and access to the attached garage that has an electrically operated door, power and light, plus a personal door to the front.

**Agents notes:** The property benefits from solar panels providing reduced electricity costs. We are advised the panels are owned by Homesun and are subject to a 25 year and 3 month lease commencing in February 2011. There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

**What3word:** viewers.keep.scrambles

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

**Property construction:** Standard. **Parking:** Drive & garage.

**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 D

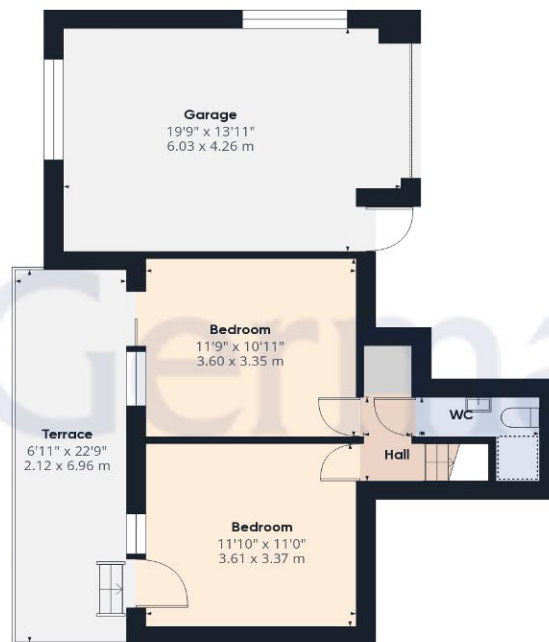
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/10072024

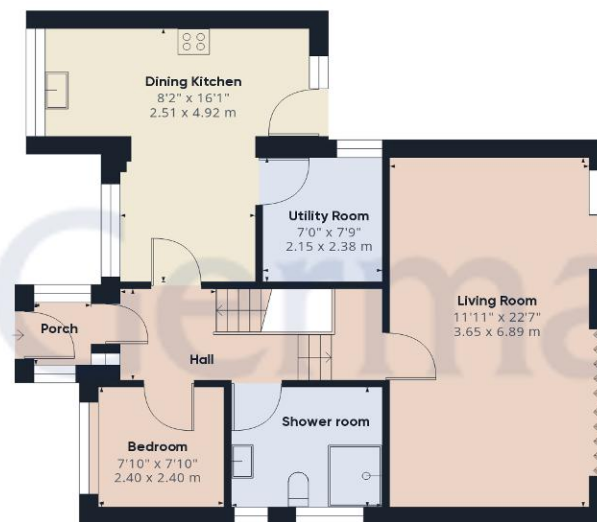








Ground Floor



Floor 1

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

1357.87 ft<sup>2</sup>

126.15 m<sup>2</sup>

**Reduced headroom**

7.53 ft<sup>2</sup>

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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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### 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.

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		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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