

# Broomfields Close

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



Beautifully presented and well maintained modern semi detached home situated in a quiet cul de sac within walking distance to the village's range of amenities.

NO UPWARD CHAIN

£167,500



John German

An excellent first step onto the property ladder, downsize or buy to let investment that is offered for sale with no upwards chain involved. Internal inspection of this turn-key condition home is absolutely essential to appreciate its room dimensions, condition and pleasant position on the popular cul de sac.

Situated in walking distance to Upper Tean's range of amenities including the Co-Op mini supermarket and independent shops, first schools, doctors surgery, public houses, open spaces, fish and chip shop and Chinese takeaway plus the village church. The towns of Cheadle and Uttoxeter and 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.

Accommodation - A welcoming entrance hall provides a lovely introduction to the home where stairs rise to the first floor and doors lead to the ground floor accommodation and the fitted guest cloakroom/WC.

To the rear is the generously sized lounge/dining room which extends to the full width of the home having a useful under stairs cupboard and patio doors providing direct access to the garden.

The fitted kitchen is to the front of the home and has a range of base and eye level units with worktops and an inset sink unit set below a window, a fitted gas hob with an extractor over and electric oven under, integrated dishwasher plus plumbing for a washing machine and space for a fridge freezer.

To the first floor the landing has doors leading to the two good sized bedrooms, both extending to the full width of the home and easily able to accommodate a double bed, also having built in wardrobes.

Completing the accommodation is the fitted bathroom which has a white suite incorporating a panelled bath with an electric shower and screen above, tiled splash backs and a side facing window providing natural light.

Outside - To the rear, a paved patio leads to the enclosed garden laid to lawn with a shed. Gated access leads to the front which has a garden laid to lawn. The off road parking is situated adjacent to the neighbouring property.

**what3words:** relatives.scratches.spearhead

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Allocated parking space

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas  
(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 B

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

**Our Ref:** JGA/11062025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

## Agents' Notes

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