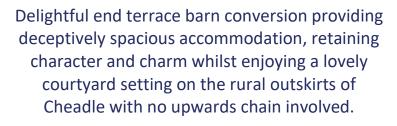
Woodhead Hall Farm

Cheadle, Stoke On Trent, ST10 4QS







£250,000





Set in an interesting horseshoe development of only four barns, viewing of this lovely end terrace conversion is strongly recommended to appreciate its character, layout and rural yet convenient location.

Enjoying some lovely views, plus peace and tranquillity, the barn is situated on the rural outskirts of Cheadle. The town and its amenities are within easy reach, including Supermarkets and Independent Shops, Schools, Doctors', Public Houses and Restaurants and a Leisure Centre.

Accommodation A timber entrance door leads to the pleasant hall that has stairs rising to the first floor and a polished timber floor. Latched doors lead to the spacious open-plan living dining kitchen which has a vaulted ceiling with exposed beams and windows to the front providing natural light, plus a further glazed door opening to the front.

The kitchen area has a tiled floor and a range of base and eye level units with fitted work surfaces over, an inset sink unit, fitted electric hob with stainless steel extractor above and oven under, plus an integrated dishwasher and fridge.

The ground floor double bedroom has a rear facing window overlooking the garden with an exposed beam, plus a latched door leading to the en-suite shower room which has a white three piece suite including a corner shower cubicle and half tiled walls. To the first floor, the spacious master bedroom has exposed beams and an A-frame, polished timber floor and a front facing window, plus access to the bathroom which has a white three piece suite with half tiled walls.

Outside to the rear, the property has a garden laid to lawn, enclosed by post and rail fencing, plus a paved patio and shrubbed beds. To the front is a paved forecourt.

The property has the benefit of two allocated parking spaces, one of which is at the front and the other is to the rear.

Agents Note: The vendors are in the process of establishing a management company for the maintenance of shared areas and services.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Services: Mains water and electricity and are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.
There is an LPG central heating system.
Drainage is via a shared septic tank.
Useful Websites: www.environment-agency.co.uk

Our Ref: JGA/23102020

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



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given Made with Metropik 20200

















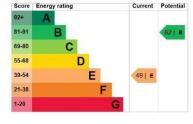
Agents' Notes

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 traveling some distance to view the property, hone 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.

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Money Lumitea. 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.



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