

6 Heyfields Cottage, Tittensor Road, Barlaston, Stoke-On-Trent, Staffordshire, ST12 9HG

FOLLWELLS



- TENANT IN SITU – ASSURED SHORTHOLD TENANCY in place until 19/06/25
- Charming Mid-Terrace Cottage
- Highly Regarded Location
- One Double Bedroom & Storage Area
- First Floor Shower Room
- Garden & Outbuilding to Rear
- Excellent Rental Investment
- Current Rent £650 pcm

1 

1 

1 

Asking Price

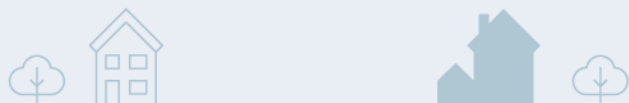
£129,950

follwells.co.uk

email@follwells.co.uk

01782 615530



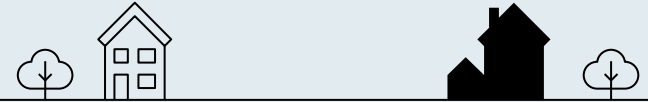


FOR SALE WITH TENANT IN SITU. This property is currently tenanted with the existing tenancy running until 19/06/2025. The current rental income is £650 per calendar month.

A quaint and pretty, grade II listed, mid terraced cottage in a most convenient location on the outskirts of the charming village of Barlaston. The cottage has retained a wealth of character and charm and enjoys a long garden with outbuildings to the rear. The cottage is entered directly into the sitting room which has a sanded wooden flooring and an exposed brick chimney breast along with a window to the front elevation. Beyond the sitting room is a fitted kitchen with window and door leading to the rear garden and staircase to the first floor. The kitchen provides a number of fitted units with integrated electric oven, four ring gas hob, space for under counter fridge and plumbing for washing machine. A double bedroom with fitted wardrobes, large storage area/landing and shower room complete the accommodation.

Outside, the garden stretches a long way back with block paved seating area adjacent to the house and a brick and tile outbuilding particularly useful for storage. Beyond this are planted borders and a decked seating area. Please note that neighbouring properties have access across the rear of the house.





Heyfield Cottages are located just half a mile from the centre of Barlaston village where there is a parade of useful shops, pubs and a primary school. The nearby A34 gives access to the canal town of Stone to the South and Newcastle under Lyme and the Potteries to the North. The popular Trentham Gardens and Shopping Village are located just a few miles up the road.

This modest cottage is ideally suited to a single occupant or couple. There is some off road parking on the opposite side of the road but please be advised that these are not allocated parking spaces and no part of this land belongs to number 6.



IMPORTANT INFORMATION

Services - Mains Water, Gas & Electricity Connected.

Drainage - To Shared Septic Tank

Central Heating - Gas

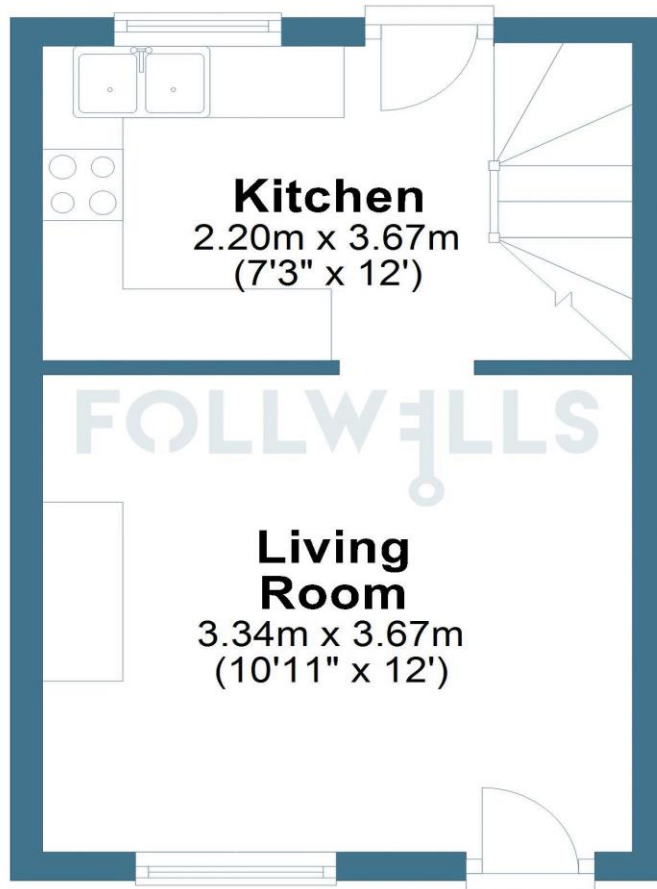
Tenure Freehold

Council Tax Band 'A'

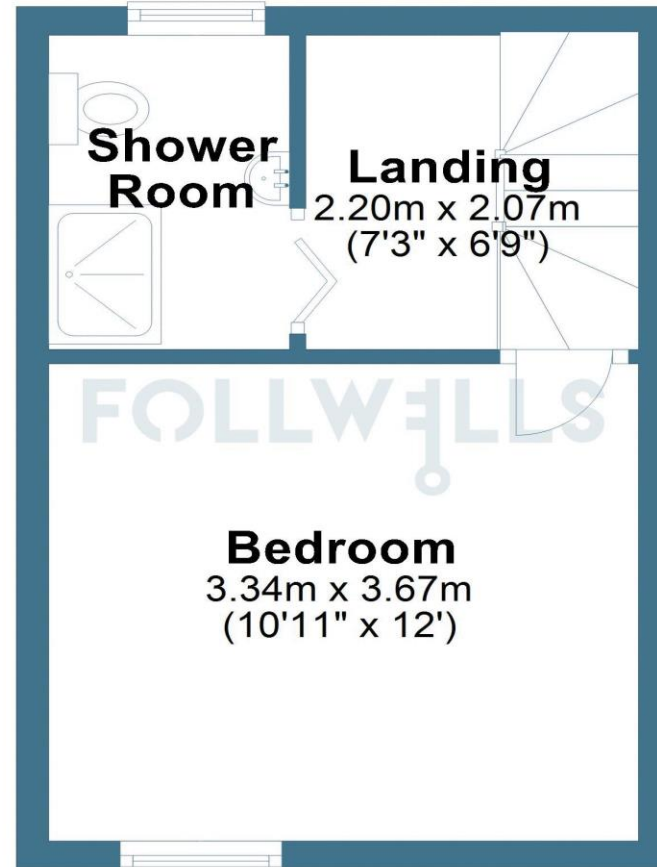
EPC Rating 'D'

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.

Ground Floor



First Floor



For indicative purposes only. All measurements are approximate.
Plan produced using PlanUp.