



**14 Friars Close, Cheadle, Staffordshire ST10 1AT**  
**Offers in excess of £425,000**



***Kevin Ford & Co. Ltd.***  
Chartered Surveyors, Estate Agents & Valuers



This individual designed five-bedroom detached property is the epitome of charm and elegance. As you step inside, you'll be immediately captivated by the generous living spaces that await you. The ground floor offers a seamless flow from the entrance and inner hall to the spacious lounge, flexible reception room, and separate dining room. Imagine the endless possibilities for family gatherings, entertaining friends, or simply enjoying cosy evenings by the fireplace. The kitchen is fully fitted and equipped with a range of appliances. . The adjacent utility room adds a touch of convenience to your daily routines. Additionally, the handy guest cloakroom ensures privacy and functionality. As you ascend to the first floor, a haven of tranquility awaits you. Five well-proportioned bedrooms offer the perfect retreat for every family member, ensuring everyone has their own personal space. The family bathroom and separate shower room provide convenience and practicality for busy mornings or relaxing soaks after a long day. Beyond the interiors lies a world of natural beauty. The property is nestled amidst breathtaking scenery, offering a picturesque backdrop to your daily life. Whether it's enjoying a morning coffee on the patio, hosting summer barbecues, or watching children play freely in the enclosed large garden, this property provides the ideal setting for outdoor living. And let's not forget the location! Situated on a corner plot, this home combines the serenity of its surroundings with the convenience of immediate access to the High Street. You'll find an abundance of fantastic amenities, excellent high schools, shops, and eateries just a short stroll away. Everything you need is right at your doorstep!



## The Accommodation Comprises

### Entrance Hall

4'6" x 6'11" (1.37m x 2.11m )

On entry via a UPVC entrance door with side panels the flooring is traditional wood block flooring. There is a brick feature exposed wall adding an element of character to the property.

### Inner Hall

13'3" x 8'6" (max) (4.04m x 2.59m (max))

Giving access to most rooms and the wood block flooring flows through.

### Spacious Lounge

18'3" x 12'11" (5.56m x 3.94m )

An Adam style fireplace with marble inset and hearth houses a coal effect living flame fitted gas fire and is the focal point of the room, there are two radiators and four windows allowing an abundance of natural light to spill into the room.

### Reception Room

15'3" x 7'9" (4.65m x 2.36m )

A flexible room and could be used for multiple purposes having two radiators and three windows making it bright and airy,

### Dining Room

11'8" x 10'2" (3.56m x 3.10m )

The formal dining room is located just off the kitchen and is large enough to accommodate a dining table and other furniture, single radiator and a window.

### Fitted Kitchen

11'6" x 8'9" (3.51m x 2.67m )

The kitchen is traditional in style fitted with high- and low-level units, ample work surfaces over and built-in appliances. The enamel sink unit is inset situated underneath a window. The appliances include a built in double electric oven, hob and integrated microwave. This room houses the Worcester wall mounted gas central heating boiler.

### Utility Room

8'3" x 5'10" (2.51m x 1.78m )

Matching kitchen units with inset stainless steel sink unit, radiator and a tiled floor. The walls are partly tiled and and rear entrance door leading to outside.

### Covered Rear Entrance

Two built in cupboards off.

### Cloakroom

3'4" x 7'1" (1.02m x 2.16m )

Suite with wash hand basin and vanity unit under, low flush WC, radiator and window. There are fully tiled walls and floor.

### Master Bedroom

13'4" x 18'3" (4.06m x 5.56m )

Benefitting from a range of built-in wardrobes and central vanity area. The room has two radiators and four windows.

### Bedroom Two

13'2" x 9'3" (4.01m x 2.82m)

Fitted with two built in wardrobes, radiator and window.

### Bedroom Three

13'2" x 9'8" (4.01m x 2.95m)

Fitted with two built in wardrobes, radiator and window.

### Bedroom Four

12'7" x 9'6" (3.84m x 2.90m)

Fitted with two built in wardrobes & center vanity unit, radiator and window.

### Bedroom Five

12'7" x 9'5" (3.84m x 2.87m )

Two built in double wardrobes, radiator and window.

### Family Bathroom

8'3" x 9'0" (2.51m x 2.74m)

The impressive five- piece suite comprises of a tiled in bath with mixer tap, corner shower cubicle with electric shower, wash hand basin & vanity unit under, bidet and low flush WC. The room has modern inset spotlighting and tiled walls to finish.

### Shower Room

5'7" x 5'11" (1.70m x 1.80m )

A separate tiled shower cubicle with power shower, pedestal wash hand basin and low flush WC. The room has a single radiator, tiled walls and window.

### Outside

The property stands proudly within a non-estate location of comparable individual designed properties. The property is situated at the top of the cul-de-sac and approached by a resin driveway giving access to an Integral Garage (see below for further details). The rear garden is well established with a large lawned garden, well stocked flower borders and a paved patio area ideal for al-fresco entertainment during the summer months.

### Integral Garage

19'3" x 10'8" (5.87m x 3.25m )

Having a composite up and over door, light and power, side courtesy window.

### Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING.

### Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

### Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

### Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

### Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





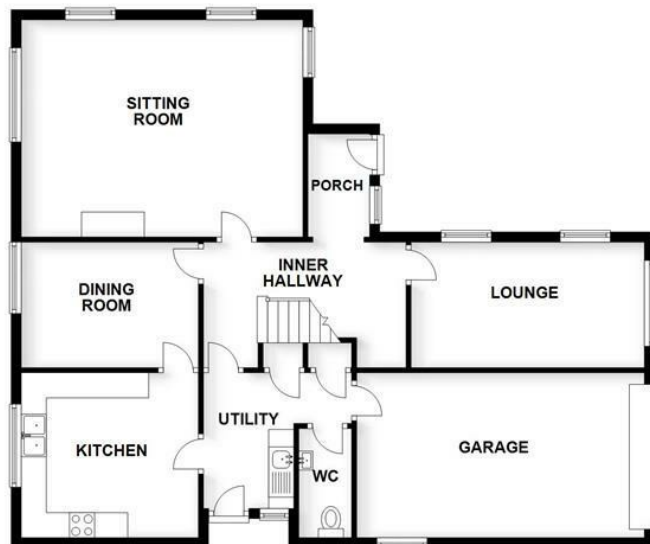






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

**GROUND FLOOR**  
APPROX. 1113.8 SQ. FEET



**FIRST FLOOR**  
APPROX. 1056.3 SQ. FEET



TOTAL AREA: APPROX. 2170.0 SQ. FEET

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

19 High Street, Cheadle, Staffordshire, ST10 1AA  
T: 01538 751133 | F: 01538 751426  
natashaford@kevinfordandcoltd.co.uk  
www.kevinfordandco.co.uk



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