



12B Barnfield Road, Tean, Staffordshire ST10 4LA
Offers around £185,000



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

Charming Townhouse in Tean – Move-In Ready and Perfect for First-Time Buyers or Downsize

Nestled in the heart of the popular village of Tean, this immaculate modern townhouse offers beautifully maintained accommodation that is ideal for first-time buyers or those looking to downsize. Ready for you to move in and enjoy, this property exudes charm and quality.

As you step through the front door, you'll be welcomed by a delightful cream shaker-style kitchen, complete with a range of built-in appliances. The kitchen also provides convenient access to the integral garage, which offers the potential to be converted into additional living space if desired.

The inviting lounge, located at the rear of the house, features neutral decor that creates a calming atmosphere. Patio doors lead out to a private, low-maintenance garden, perfect for relaxation and outdoor entertaining.

Upstairs, you'll find two tastefully decorated bedrooms featuring built-in wardrobes for added convenience. The modern bathroom is sleek and stylish, completing the upper level.

Externally, the property boasts a tarmac driveway and a low-maintenance gravel area at the front. The rear garden mirrors this easy-care design with a paved patio, ideal for outdoor gatherings, and a further decorative gravel area with greenery at the top end.

This stunning home is the perfect blend of style and practicality, offering a fantastic opportunity to settle into a highly sought-after location. Don't miss out on this move-in-ready gem!



The Property Compimises

Kitchen

12'10 x 8'1 (3.91m x 2.46m)

Thoughtfully designed to combine style with practicality, featuring a wide array of traditional cream kitchen units that offer generous storage space, both high and low, ensuring everything you need is within easy reach. The ample work surface area is perfect for meal preparation, while the inset sink with a base cupboard beneath adds convenience and a streamlined look.

Cooking enthusiasts will appreciate the built-in electric oven paired with a sleek gas hob. The room is filled with natural light, thanks to the UPVC double-glazed window, creating a bright and inviting atmosphere.

Additional features include a radiator and a durable tiled floor that adds a touch of sophistication. The UPVC double-glazed front entrance door offers easy access, while a convenient courtesy door leads directly into the internal garage, providing added functionality and the potential for expansion.

Lounge

11'6 x 16'1 (max) (3.51m x 4.90m (max))

The sophisticated lounge, where classy decor sets the tone for relaxation and style. The room is perfectly appointed with two radiators, and natural light floods the space through the UPVC double-glazed window, creating a bright and airy ambiance.

For seamless indoor-outdoor living, UPVC double-glazed doors open directly onto the rear garden, offering an inviting extension of your living space.

Landing

Access to all rooms and the roof void via a pull down loft ladder.

Bedroom one

8'10 x 12'11 (2.69m x 3.94m)

This inviting bedroom features two UPVC double-glazed windows for ample natural light, a radiator for warmth, and convenient built-in wardrobes, offering both comfort and practicality in a stylish space.

Bedroom two

10'0 x 8'2 (3.05m x 2.49m)

This comfortable bedroom includes a built-in wardrobe for easy storage, a radiator for warmth, and a UPVC double-glazed window that fills the room with natural light.

Bathroom

6'11 x 6'10 (2.11m x 2.08m)

Featuring a bath with a mixer tap, a pedestal wash basin, and a low-level flush WC. The walls are partially tiled for a clean, stylish look, and a UPVC double-glazed window provides natural light.

Outside

Situated at the top of a peaceful cul-de-sac, this home enjoys minimal passing traffic, offering a tranquil setting in a popular residential estate. The property boasts a tarmac driveway and a low-maintenance gravel frontage, leading to the integral garage.

The fully enclosed rear garden is designed for easy upkeep, featuring a gravel area with well-stocked shrubbery borders and a paved patio that spans the width of the house—perfect for outdoor relaxation. This home combines convenience with a serene environment, making it an ideal retreat.

Integral Garage

15'10 x 8'0 (4.83m x 2.44m)

The garage features a durable metal up-and-over door, with space for a plumbed-in washing machine, making laundry tasks convenient. It is equipped with light, power, and houses a Baxi wall-mounted gas combination boiler, providing both functionality and storage potential.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

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

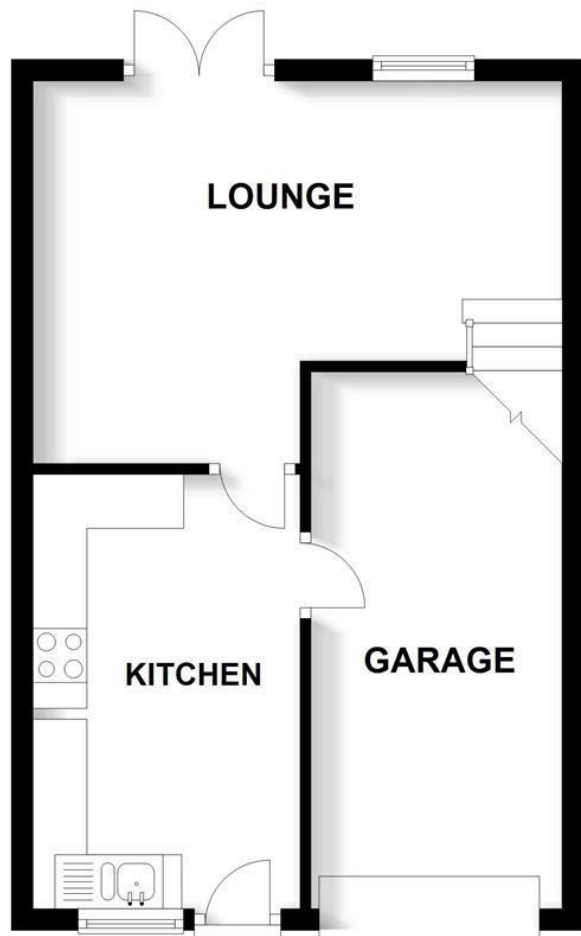
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability. Please note that if you decide to convert the garage into additional living space, you will need to obtain building regulation consent.





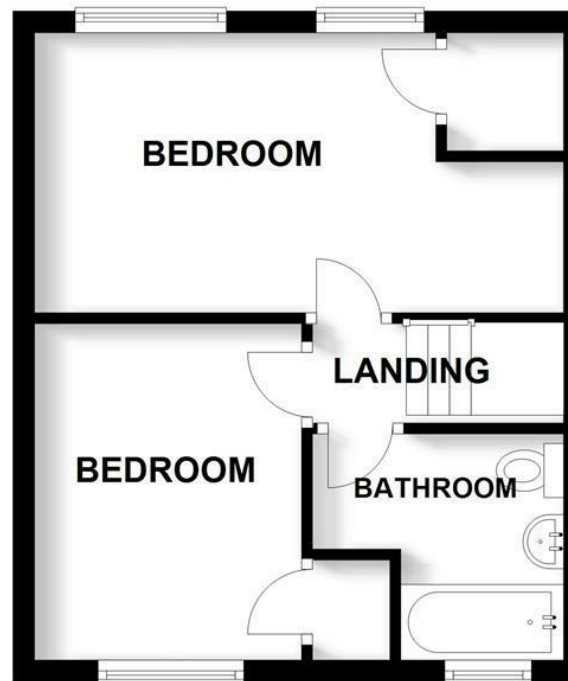
GROUND FLOOR

APPROX. 37.6 SQ. METRES (404.8 SQ. FEET)



FIRST FLOOR

APPROX. 28.5 SQ. METRES (306.8 SQ. FEET)



TOTAL AREA: APPROX. 66.1 SQ. METRES (711.6 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		68
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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