



28a Vicarage Road, Tean, Staffordshire ST10 4LE
Offers over £325,000



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

Nestled in a sought-after residential estate, this well-proportioned four-bedroom detached property offers comfortable family living in a prime location. The ground floor welcomes you with an inviting entrance hall leading to a spacious lounge, seamlessly connected to a dining area through an elegant archway. The dining area opens into a generously-sized kitchen spanning the rear of the home, featuring stylish white shaker-style units, marble-effect countertops, and integrated appliances. A convenient downstairs guest cloakroom completes this level.

Upstairs, you will find four well-proportioned bedrooms and a family bathroom. While the bathroom could benefit from modernisation, it remains fully functional and offers excellent potential. Externally, the property is approached via a block-paved driveway providing off-road parking and access to the attached garage. The rear garden is enclosed, offering a secure and private space with a lawn, patio area, and side gated access.

Situated close to local amenities, including schools, Tean Village High Street, and excellent transport links via the A50, this home is ideally located for families.

This property represents an excellent opportunity to create a warm and welcoming family home. Viewing is highly recommended.



The Accommodation Comprises

Entrance Porch

UPVC entrance porch, accessed through a stylish UPVC door complemented by surrounding windows, allowing natural light to flow in while providing a welcoming first impression.

Entrance Hall

Giving access to most rooms.

Lounge

Boasts a stylish stone-effect fireplace with an inset fitted gas fire and hearth, creating a cosy focal point. A UPVC bay window offers a delightful view of the front elevation, filling the room with natural light. The space also features a single radiator for comfort and seamlessly connects to the dining area through an elegant archway.

Dining Area

Features a radiator for added comfort and patio doors that open directly onto the rear garden, creating a perfect flow between indoor and outdoor living spaces.

Kitchen

Conveniently located off the dining area, the modern kitchen showcases a stylish range of white matte shaker cabinets with sleek stainless steel handles. The ample marble-effect work surfaces provide plenty of prep space, while the inset sink is positioned beneath a window overlooking the garden, with a second window further down bringing in additional natural light. The kitchen is equipped with a built-in oven, hob, and extractor hood, combining functionality with contemporary design. Additional features include a breakfast bar, laminate flooring, and a striking dark marble-effect splashback that contrasts beautifully with the worktops. Practical touches include plumbing and space for a washing machine and tumble dryer, and a side entrance door leading directly to the side and rear garden.

Guest Cloakroom

suite (suite)

A convenient downstairs cloakroom, featuring a wash hand basin and a side window that brings in natural light. The laminate flooring seamlessly flows through from the kitchen, enhancing the sense of continuity and style.

First Floor

Stairs from the entrance hall rise up to the:

Landing

Access to all bedrooms and bathroom. Window.

Bedroom One

Features a built-in wardrobe for ample storage, a radiator for comfort, and a front-facing UPVC window that fills the room with natural light.

Bedroom Two

Another generously sized double bedroom, complete with a window that invites natural light and a radiator to ensure year-round comfort

Bedroom Three

A versatile single room, currently utilised as a home office. It features a radiator for comfort and a window.

Bedroom Four

Another coy single room, featuring a radiator for warmth and a window that lets in plenty of natural light.

Family bathroom

Equipped with a classic white three-piece suite, including a panel bath, pedestal hand basin, and a low flush WC. It features a UPVC privacy window, full-tiled walls for a sleek finish, and tiled-effect flooring for a practical yet stylish touch.

Outside

The property features a block-paved driveway across the front, providing ample on-site parking space and leading to the integral garage and entrance porch. Gated side access leads to the rear, where you'll find a pathway down the side of the house, leading to an enclosed, lawned garden with timber panelled fencing marking the boundaries, offering privacy and a peaceful outdoor space.

Services

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

Viewing

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

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.

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		
(81-91) B		
(69-80) C		
(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		
England & Wales		EU Directive 2002/91/EC 

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