



6 Wentlows Road, Tean, Staffordshire ST10 4DW
Offers around £215,000



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

This delightful mature semi-detached house offers spacious and versatile living, making it a perfect choice for a wide range of buyers. Positioned on a generous plot, the property is approached via a well-maintained tarmac drive providing off-street parking, ensuring both convenience and ease of access. Upon entering, you are welcomed into an inviting entrance hall that leads to a comfortable lounge with a charming feature fireplace, ideal for relaxing. The separate dining room provides a perfect setting for family meals or entertaining, while the traditional cream shaker-style kitchen blends classic design with functionality. Upstairs, the first floor comprises three generously-sized bedrooms, offering ample space for both family living or guests, as well as a modern shower room. Externally, the rear garden is a standout feature, being larger than average and beautifully landscaped with a lush lawn, bordered by a colourful flower bed. This expansive garden is ideal for outdoor activities, gardening, or simply unwinding. The detached garage offers additional storage or parking space, adding extra value and versatility. The property is further complemented by a tranquil backdrop of fields, providing a peaceful rural setting, with a convenient gate offering direct access to these scenic views. This home presents the perfect balance of comfort, practicality, and location, making it an ideal choice for those seeking both convenience and a touch of serenity.



The Accommodation Comprises

Entrance Hall

5'10" x 4'10" (1.78m x 1.47m)

Features a high-quality composite front door, a UPVC window, and a radiator, creating a welcoming and functional space.

Lounge

12'5" x 14'3" (3.78m x 4.34m)

Enhanced by a stunning marble Adam-style fireplace with a coal-effect fitted fire, complemented by a radiator and a spacious UPVC bay window.

Dining Room

10'8" x 9'4" (3.25m x 2.84m)

Boasts a stylish laminate floor, a radiator, and UPVC patio doors that open seamlessly into the garden, creating a bright and airy space perfect for entertaining.

Kitchen

10'6" x 7'7" (3.20m x 2.31m)

The kitchen features a classic cream design, complete with an inset stainless steel sink unit, a generous selection of cupboards and drawers, and space for a cooker with an overhead extractor fan. The black and cream tiled splashback and tiled flooring add a touch of sophistication, while two UPVC windows provide natural light. Additionally, plumbing is in place for an automatic washing machine, offering convenience and practicality.

First Floor

Stairs rise up to the:

Landing

Where there is access to the loft and side UPVC window.

Bedroom One

12'6" x 10'0" (max) (3.81m x 3.05m (max))

Equipped with full-length built-in wardrobes and drawers, providing ample storage space. It also features a single radiator and a UPVC window, allowing for plenty of natural light.

Bedroom Two

10'9" x 9'5" (3.28m x 2.87m)

Includes built-in double wardrobes with additional storage cupboards above, a radiator, and a UPVC window.

Bedroom Three

9'5" x 7'3" (2.87m x 2.21m)

Features a built-in storage cupboard, a UPVC window, and a radiator,

Shower Room

6'2" x 7'6" (1.88m x 2.29m)

The shower room is equipped with a corner shower cubicle featuring a plumbed-in shower spray, a pedestal wash hand basin, and a low flush WC. It also includes a radiator, a UPVC window for natural light, laminate flooring, and fully tiled walls, offering both style and practicality.

Outside

Approached from the road, the property is set back with a tarmac driveway that stretches to the front and down the side of the home, offering ample off-street parking and convenient access to a detached garage measuring 17'11" x 8'1". The front of the property is further enhanced by a small, well-maintained garden area, enclosed by a charming walled boundary, adding to the curb appeal.

The rear garden is particularly impressive in size, featuring a beautifully kept lawn, vibrant flower borders, and plenty of space for outdoor activities. A gate at the rear leads directly to open fields, providing a peaceful and scenic backdrop for the property, offering both privacy and an idyllic setting.

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

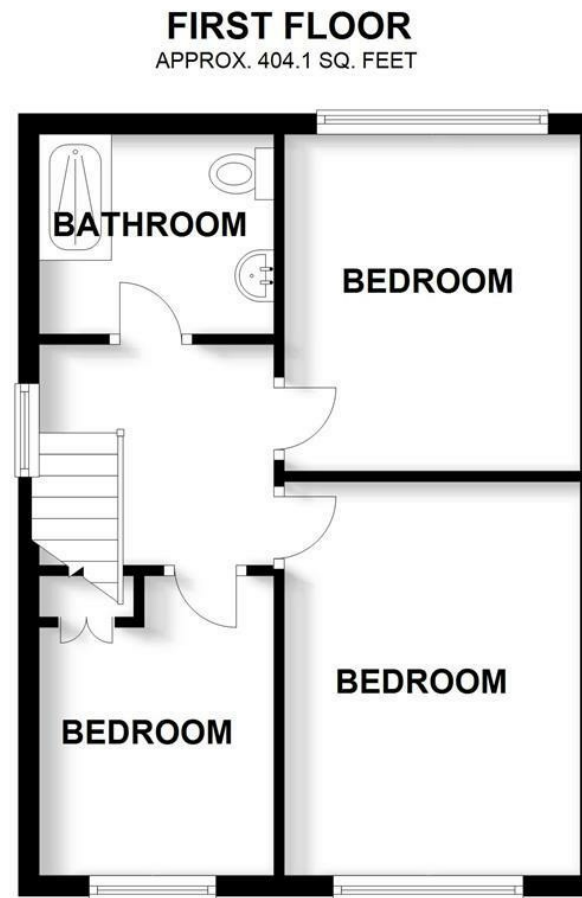
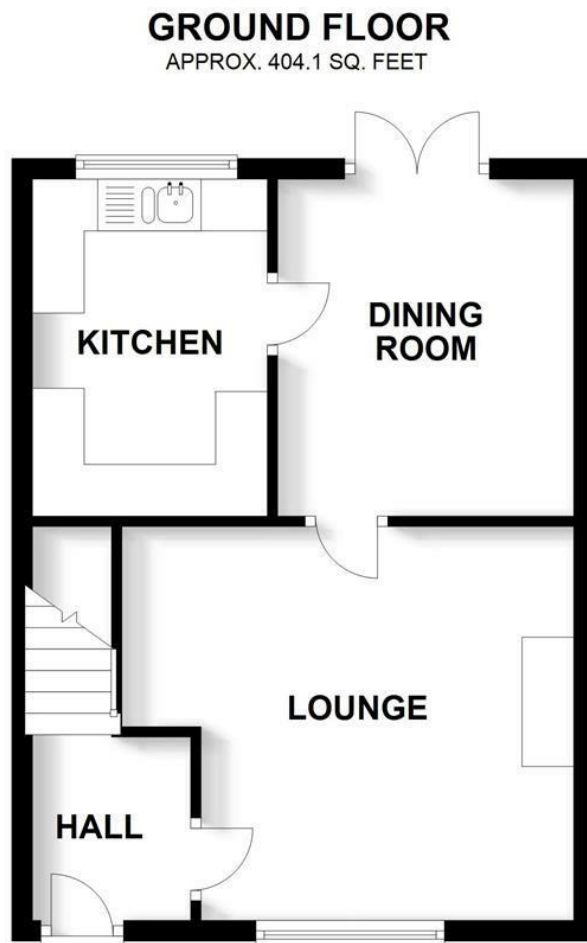
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

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.







TOTAL AREA: APPROX. 952.6 SQ. FEET

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		
