



2 Bramshaws Acre, Cheadle, Staffordshire ST10 1BE
Offers over £220,000



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

Nestled in a quiet, sought-after location just a short stroll from Cheadle Town's excellent schools, nurseries, local shops, and recreational amenities, this superb semi-detached home offers an ideal opportunity for first-time buyers, growing families, or downsizers alike. Beautifully presented throughout, the accommodation comprises a welcoming entrance hall, a bright and spacious lounge featuring a charming UPVC bay window, and a well-appointed breakfast kitchen with light oak-effect Shaker-style units, integrated appliances, and sliding patio doors leading into a versatile UPVC double-glazed conservatory. The conservatory benefits from French doors opening onto the garden, providing a perfect blend of indoor and outdoor living. Upstairs, the first-floor landing provides access to three bedrooms—two generous doubles and a comfortable single—and a contemporary bathroom fitted with a stylish white suite and chrome heated towel radiator. Externally, the property is approached via a tarmac driveway running the full length of the house, offering ample off-street parking and leading to a detached garage with metal up-and-over door and rear courtesy entrance. The front garden is neat and lawned, edged with established trees and attractive shrubs beneath the front bay window. The rear garden is thoughtfully designed over two levels, featuring a paved patio seating area directly accessible from the conservatory, and a lower purple/plum slate section bordered with high raised flower beds—ideal for children's play or a trampoline—all fully enclosed for privacy and security. Homes in this desirable area rarely become available, so don't miss your chance to view this delightful property today!



The Accommodation Comprises

Entrance Hall

Welcomed via a UPVC front entrance door, the hallway features a radiator creating a warm and inviting first impression.

Lounge

13'0" x 9'1" (3.96m x 2.77m)

A bright and spacious reception room, tastefully decorated in neutral tones, featuring a charming UPVC bay window that floods the space with natural light and provides a lovely outlook to the front. Offering a comfortable and welcoming atmosphere, the lounge also benefits from direct access to the kitchen/dining area and is finished with a radiator.

Kitchen/ Dining Area

8'10" x 14'6" (2.69m x 4.42m)

A well-appointed kitchen combining traditional charm with modern touches, featuring light oak-effect Shaker-style units with silver handles and a complementary multi-speckled worktop. The kitchen offers a comprehensive range of matching wall, base, and drawer units, with a black one and a half bowl sink and drainer positioned beneath a rear-facing window. Integrated appliances include a built-in double oven and grill, a gas hob with extractor hood above, and there is under-counter space with plumbing for a washing machine. Additional features include under stairs storage cupboard, a tiled floor, part-tiled walls, and a radiator. A set of UPVC sliding patio doors provides direct access to the:

Conservatory

8'8" x 6'10" (2.64m x 2.08m)

A delightful addition to the home, this UPVC double-glazed conservatory offers a versatile space ideal for relaxing or entertaining. Featuring a tiled floor and radiator for year-round comfort, the room is filled with natural light and enjoys views over the rear garden. Double French doors open directly onto the garden, seamlessly blending indoor and outdoor living.

First Floor

Stairs rise from the entrance hall to a spacious first floor landing, providing access to the bedrooms and bathroom.

Landing

Having a UPVC window to the side elevation.

Bedroom One

11'2" x 8'0" (3.40m x 2.44m)

A well-proportioned double bedroom featuring a UPVC window with views over the rear garden and a single radiator, offering a comfortable and peaceful retreat.

Bedroom Two

10'11" x 7'11" (3.33m x 2.41m)

Another generously sized double bedroom, benefiting from a UPVC window that allows plenty of natural light, along with a radiator

Bedroom Three/Office

7'8" x 6'4" (2.34m x 1.93m)

A well-presented single bedroom featuring a UPVC window and a radiator, ideal for use as a child's room, home office, or guest bedroom.

Family Bathroom

5'5" x 6'2" (1.65m x 1.88m)

Fitted with a white suite comprising a panelled bath with mixer tap and electric shower over, complete with shower rail and curtain. A wash hand basin is set within a vanity unit for added storage, alongside a low flush WC. The room is finished with a contemporary chrome heated towel radiator.

Outside

The property is approached via a tarmac driveway that runs alongside the entire length of the house, leading to the garage (see below for further details) and providing ample off-street parking. The front garden is neatly lawned and features an established tree, complemented by a charming row of four small shrubs set in a gravelled bed beneath the front bay window. A small paved pathway runs alongside the shrubs, guiding you to the front entrance.

The rear garden is thoughtfully designed over two levels. Directly outside the rear elevation, a paved patio offers an ideal seating area for outdoor entertaining or relaxing. A picket fence separates this space from the lower garden, accessed by a few steps leading down to a purple/plum

coloured decorative slate area, bordered by raised flower beds and providing a safe, spacious spot perfect for a trampoline or children's play area. The garden is fully enclosed, offering privacy and security.

Detached Garage

17'9" x 8'3" (5.41m x 2.51m)

Featuring a metal up-and-over door to the front and a convenient rear courtesy door for easy access.

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

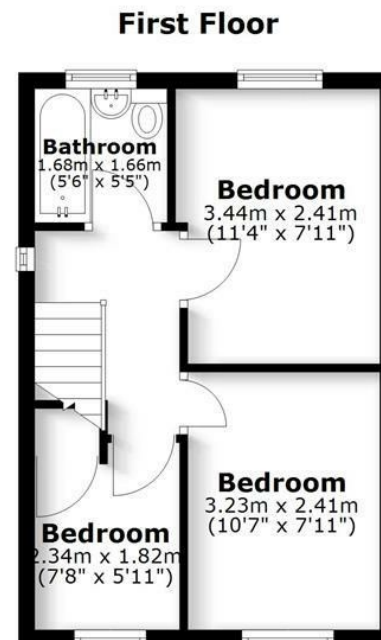
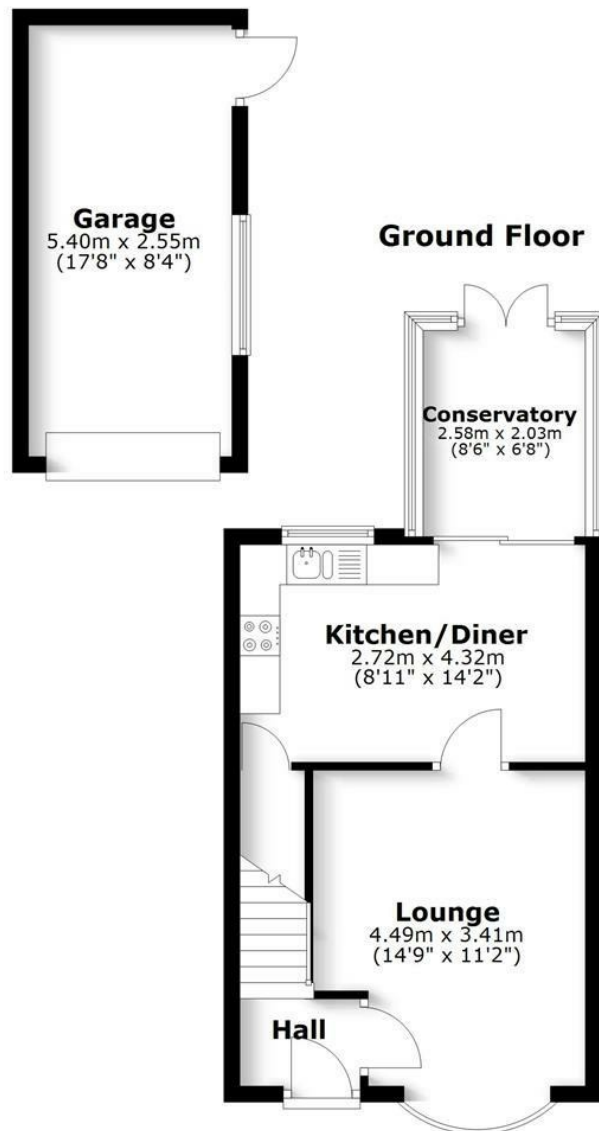
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

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.







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.

2 Bramshaws Acre, STOKE-ON-TRENT

