



13 High Street, Stoke-On-Trent, ST10 4DY
Price guide £150,000



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

This charming, traditional home occupies a superb position in the heart of Tean village, a friendly and well-served community in Staffordshire. Tean offers a range of local amenities including shops, pubs, a village hall, and excellent schools, while commuters benefit from convenient access to the A50 and surrounding towns, as well as regular bus routes to Stoke-on-Trent and Uttoxeter.

The property features a welcoming entrance hall leading to a lounge with a feature fireplace and bay window, creating a cosy and inviting space. The kitchen is fitted with modern white gloss units, wood-effect work surfaces, integrated appliances, and a breakfast bar, providing both style and functionality. Completing the ground floor is a well-appointed bathroom. Upstairs, there are three comfortable bedrooms and an adaptable attic room, offering flexible accommodation to suit a variety of needs.

Externally, the property offers a paved forecourt to the front and a landscaped, two-tier rear garden with well-stocked borders and a patio—ideal for relaxing or entertaining. Offered with no upward chain, this home represents a fantastic opportunity to live in a sought-after village location, combining character, practicality, and convenience.



Entrance Hall

14'9" x 3'6" (4.50m x 1.07m)

Entered via a composite double-glazed front door, the entrance hall provides a welcoming first impression with a single radiator and useful understairs storage cupboard.

Lounge

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

An attractive and inviting main reception room, centred around a mahogany Adam-style fireplace with tiled inset and marble hearth housing a coal-effect fire, creating a warming focal point to the space. A UPVC double-glazed bay window floods the room with natural light, while the beamed ceiling and picture rail add period character and charm.

Kitchen/ Breakfast Area

10'11" x 11'10" (3.33m x 3.61m)

Fitted with a modern range of white gloss slab-front units with chrome handles and wood-effect work surfaces, incorporating an inset stainless steel sink with mixer tap and drainer. A useful breakfast bar with seating provides an informal dining space. Appliances include a built-in electric oven, gas hob with extractor hood above and an integrated fridge/freezer. The room features part-tiled walls, inset spot lighting to the ceiling, wood-effect laminate flooring, a radiator and a UPVC door to the rear. Housing the Baxi gas central heating boiler.

Bathroom

8'0" x 7'0" (2.44m x 2.13m)

Appointed with a panelled bath, separate tiled shower cubicle with plumbed-in shower, low-flush WC and pedestal wash hand basin. The walls are part tiled, and there is a double radiator along with a UPVC window providing natural light and ventilation.

First Floor

Stairs from the Entrance Hall rise up to the:

Landing

Access to all bedrooms.

Bedroom One

11'0" x 12'0" (3.35m x 3.66m)

A well-proportioned principal bedroom with built-in wardrobes

to either side of the bed space, complete with overhead storage, providing excellent fitted storage. There is a single radiator and a UPVC double-glazed window.

Bedroom Two

9'8" x 10'10" (2.95m x 3.30m)

A comfortable second bedroom featuring a built-in wardrobe, single radiator and UPVC double-glazed window.

Bedroom Three

10'10" x 6'11" (3.30m x 2.11m)

A single bedroom with UPVC double-glazed window and single radiator, with an airing cupboard off housing the hot water cylinder.

Attic Room

18'0" x 12'9" (5.49m x 3.89m)

A versatile attic space featuring a radiator and Velux window, offering adaptable accommodation for a variety of uses.

Outside

The property occupies a convenient location in the heart of Tean village, with immediate access to local amenities, shops and the High Street. To the front, a roadside position with a pavement forecourt leads via a small step to a paved frontage, providing access to the front door. At the rear, there is a paved patio area with steps up to a further terrace, opening onto a well-established garden with flower borders and shrubbery. An outside brick-built shed provides additional storage.

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

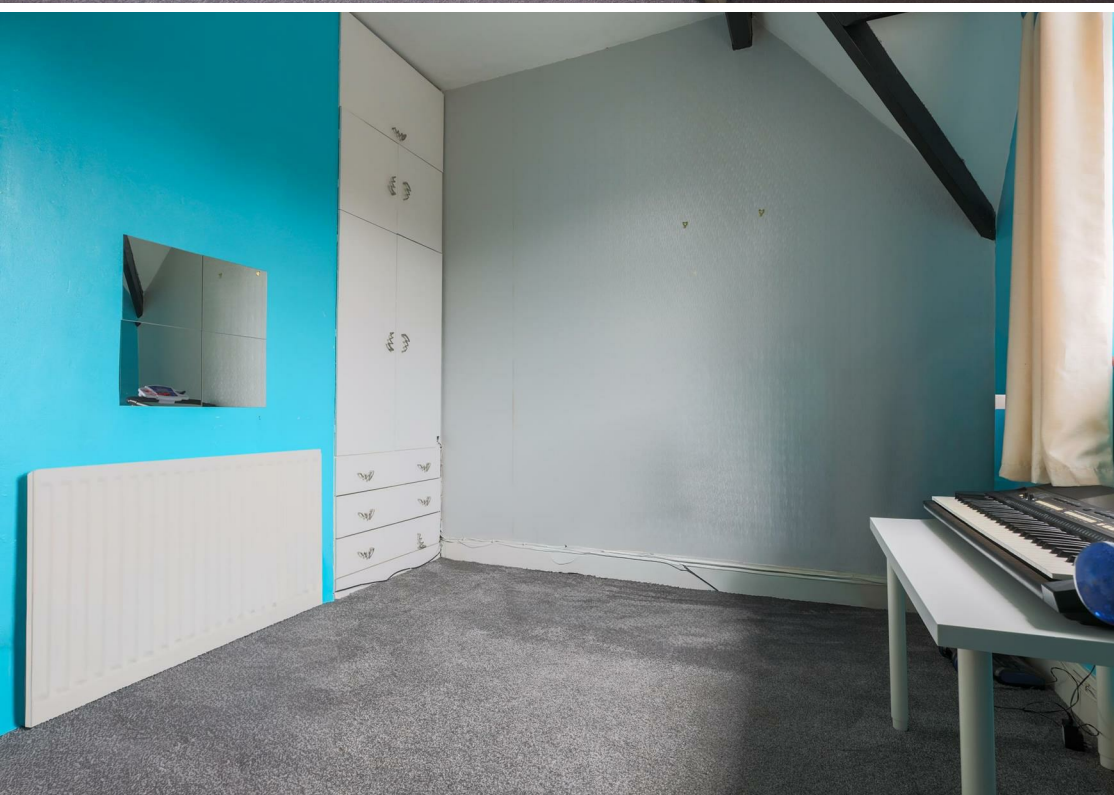
Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

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

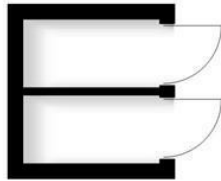
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





OUTBUILDING

APPROX. 3.4 SQ. METRES (36.8 SQ. FEET)



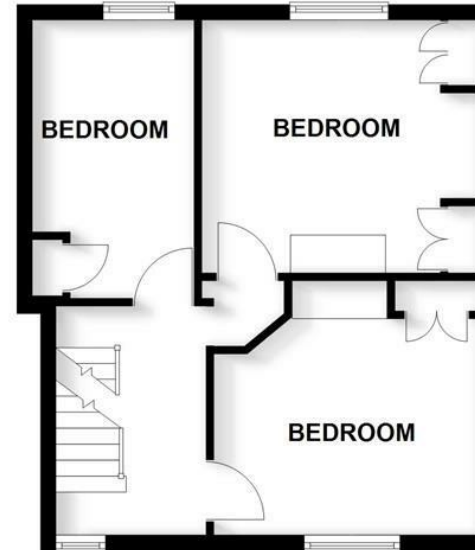
GROUND FLOOR

APPROX. 40.8 SQ. METRES (438.9 SQ. FEET)



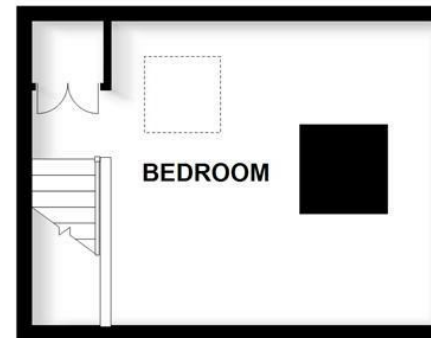
FIRST FLOOR

APPROX. 38.8 SQ. METRES (418.1 SQ. FEET)



SECOND FLOOR

APPROX. 21.2 SQ. METRES (228.2 SQ. FEET)



TOTAL AREA: APPROX. 104.2 SQ. METRES (1122.0 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.

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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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