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



4 The Old Crowns Mews Tean Road, Cheadle, Staffordshire ST10 1TW

*****A beautifully finished new home, with the chance to personalise your kitchen*****
This exceptional, newly constructed semi-detached home combines contemporary style with energy-efficient living in a sought-after semi-rural setting. Finished to a high standard, it features premium flooring, plush carpets, oak internal doors and carefully selected fittings throughout.
Move quickly and you may be able to choose your preferred kitchen colour and worktops for Plot 1, subject to the stage of construction.
The ground floor opens into a welcoming entrance hall, leading to a bright, generous living room. To the rear, the kitchen and dining area has patio doors opening onto the garden, creating an inviting space for everyday living and entertaining. A useful utility room and stylish cloakroom complete the ground floor.
Upstairs, the landing leads to three well-proportioned bedrooms and the family bathroom. The main bedroom offers a comfortable retreat, with fitted wardrobes and a private en-suite shower room. The two further bedrooms also benefit from wardrobes, while the contemporary family bathroom is fitted with a three-piece suite.
Outside, a neat gravelled frontage and paved path lead to the front door. The fully enclosed rear garden is arranged over two levels, with a paved patio for outdoor dining and steps up to a lawn. An enclosed side area with artificial lawn provides additional outdoor space. A gate gives direct access to the allocated parking area, which is due to receive a tarmac surface and marked spaces for residents and visitors.
Please note: The photographs are of a neighbouring property in the same row and are included to give an indication of the style and finish. They do not show Plot 1.







The Accommodation Comprises:

Entrance Hall
Step inside through the stylish UPVC composite entrance door and you're immediately greeted by a sense of quality and contemporary design. The bright and welcoming entrance hall sets the tone for the rest of this stunning home, featuring sleek décor, high-quality flooring, and a modern staircase rising gracefully to the first floor.

Lounge
18'4" x 14'1" (5.59m x 4.29m)
Beautifully proportioned and bathed in natural light, the living room offers a large front facing window, while the clean lines and neutral palette create an inviting canvas for any style of décor.

Open Plan Kitchen/ Dining Area
17'0" x 16'0" (5.18m x 4.88m)
The heart of this modern home is the beautifully appointed kitchen and dining area, designed with both style and practicality in mind. Fitted with an attractive range of soft, neutral cream units complemented by light work surfaces, the space exudes a calm, contemporary feel. A dark contrasting sink unit is perfectly positioned beneath a large window, allowing natural light to flood in while offering a pleasant outlook.
There is ample space for a freestanding oven with extractor hood above, creating a versatile cooking zone ideal for both everyday use and entertaining. The warm wooden flooring adds a touch of character and continuity, while double patio doors open directly onto the rear garden — seamlessly extending the living space outdoors and inviting al fresco dining in warmer months. A radiator ensures comfort all year round, making this the perfect setting for family meals or relaxed gatherings with friends.

Utility
10'7" x 5'11" (3.23m x 1.80m)
Conveniently positioned off the kitchen, the utility area provides a practical space for everyday objects. Designed to keep the main living areas clutter-free, it offers dedicated space and plumbing for a washing machine and additional appliances if needed, with ample room for storage and laundry essentials.

Cloakroom
A stylish and practical addition to the ground floor, the cloakroom is finished to an excellent standard and designed with everyday convenience in mind. It features a modern wash hand basin set within a sleek white vanity unit, offering both storage and clean contemporary finish. A low flush WC complements the suite, while the warm wooden flooring continues seamlessly from the kitchen and utility areas, creating a sense of flow and cohesion throughout the ground floor. This well-presented space perfectly balances form and function — an elegant touch for visiting guests or busy family life alike.

First Floor
The first-floor landing offers a bright and spacious area that provides easy access to all rooms on this level. Designed with practicality in mind, it enhances the home's sense of openness and flow, while offering potential space for a feature display.

Master Bedroom
13'2" x 10'11" (4.01m x 3.33m)
A generous master and beautifully presented space positioned to the front of the property. Designed with both comfort and style in mind, it offers ample room for a large bed and additional furnishings, while the built-in wardrobes provide convenient storage and help maintain the room's clean, contemporary lines. A radiator ensures warmth and comfort throughout, while large windows allow natural light to fill the space. Completing this impressive principal suite is a private ensuite shower room, adding a touch of luxury and everyday convenience.

En-Suite Shower Room
Stylishly appointed, offering a corner shower cubicle with a sleek glass enclosure and a plumbed-in shower spray, providing a touch of everyday luxury. A wash hand basin with contemporary mixer tap and low flush WC complete the suite, all finished in a clean, modern style. The wood-effect flooring adds warmth and texture underfoot, while a chrome towel radiator ensures the space remains comfortably heated — both functional and elegant.

Bedroom Two
13'5" x 9'0" (4.09m x 2.74m)
A well-proportioned second bedroom positioned to the rear of the property, offering a peaceful and private outlook. This inviting room features built-in wardrobes, providing excellent storage. A large window allows natural light to fill the space, creating a bright and airy atmosphere, while a radiator ensures comfort throughout the year. Perfect as a generous guest bedroom, teenager's room, or even a stylish home office.

Bedroom Three
13'5" x 7'3" (4.09m x 2.21m)
The third bedroom is a great versatile space situated to the rear of the property. Thoughtfully designed, it includes a built-in wardrobe providing practical storage without compromising on floor space. A rear-facing window brings in plenty of natural light and finished with a radiator. Ideal as a child's bedroom, guest room, or a dedicated home office — this room offers flexibility to suit a variety of needs.

Family Bathroom
Again beautifully finished, combining modern design with everyday practicality. It features a contemporary three-piece suite, including a stylish P-shaped bath with shower over and glass side screen, offering the option of a relaxing soak or a refreshing shower. A wash hand basin set within a sleek vanity unit provides convenient storage and a clean, modern look, accompanied by a low flush WC positioned neatly to the side.
The room is completed with wood-effect luxury vinyl flooring, adding warmth and texture underfoot, while a privacy window allows natural light to filter in without compromising seclusion.

Outside
To the front, the property features an attractive black ice gravelled frontage that creates a smart first impression, complemented by a paved pathway leading directly to the entrance door. The rear garden is fully enclosed with timber panel fencing, providing a secure and private setting ideal for families, relaxation, and outdoor entertaining.
The main garden is thoughtfully arranged over two tiers: the lower level offers a paved patio area perfect for outdoor dining or seating, with steps rising to a lawned upper level. From the top of the garden, a gate leads to the parking area, which will be finished with tarmac and include clearly allocated spaces for residents and guests, creating a clean and modern appearance once complete.
In addition to the main garden, the property also benefits from an extra enclosed side section, bordered by timber panel fencing and laid with artificial lawn—offering a versatile additional space for storage, play, or low-maintenance outdoor enjoyment.

Services
The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

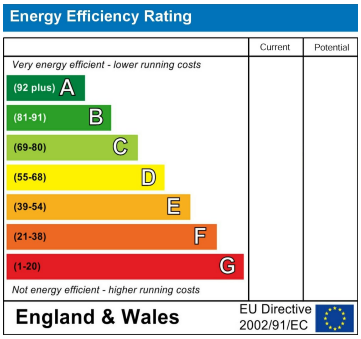
Tenure
We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

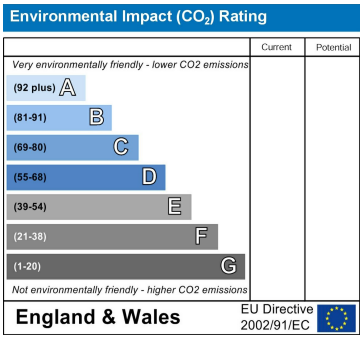
Viewing
Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

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.

The incoming purchaser will have the opportunity to select their preferred kitchen and worktop finishes for Plot 1, allowing them to personalise the space to their own style.











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