





Abode are delighted to present this beautifully maintained, two double bedroom townhouse, ideally situated within a sought after village of Tean, offering distant views over surrounding countryside.

The property benefits from off-road parking for multiple vehicles, an integral garage, and a low-maintenance, enclosed rear garden, making it well suited to modern living. Located in the desirable village of Tean, the home offers convenient access to local amenities whilst enjoying the benefit of picturesque countryside right on the doorstep. Tean is well regarded for its scenic walks, easy access to the neighbouring towns of Cheadle and Uttoxeter, and excellent commuter links via the nearby A50.

The property also offers exciting potential for a garage conversion (subject to the relevant permissions and inspections). This space could be transformed into an open-plan kitchen diner, an additional reception room, or partially converted to create a utility room with retained front storage.

In brief, the accommodation comprises a kitchen, living room, and integral garage to the ground floor. To the first floor are two well-proportioned double bedrooms and a family bathroom.

Ideal for first-time buyers or those looking to downsize, this attractive home is highly recommended for early viewing.



## Kitchen

Base and eye level units with complimentary worktops, sink with draining board, integrated cooker with gas hob and extractor hood above. Space for an undercounter fridge freezer, UPVC double glazed window to the front elevation and door leading in from the driveway, central heating radiator, tiled flooring and internal door to the garage.

## Living Room

UPVC double glazed window to the rear elevation and patio doors leading out into the garden, two central heating radiators and stairs leading up to the first floor.

## Landing

Loft access.

## Master Bedroom

Two UPVC double glazed windows to the rear elevation, central heating radiator and built in wardrobe.

## Bedroom

UPVC double glazed window to the front elevation, central heating radiator and built in wardrobe.

## Bathroom

White suite comprising;- WC, wash hand basin and bath. UPVC double glazed window to the front elevation, central heating radiator, partially tiled walls, storage cupboard.

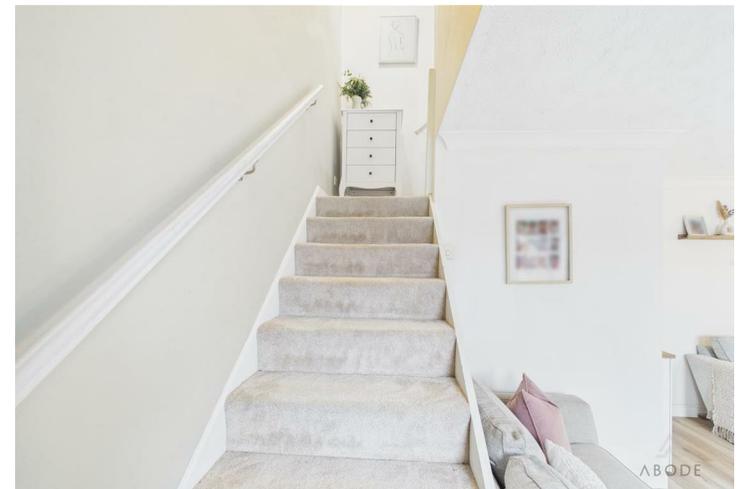


## Garage

Space and plumbing for a washing machine and tumble dryer, power and lighting, housing the combi boiler. The garage offers potential to convert to a utility room/ second reception room/ open plan kitchen diner, subject to relevant permissions/ inspections.

## Outside

To the front, the driveway provides off road parking for multiple vehicles and allows access to the integral garage. To the rear the garden is enclosed with patio and gravel area, providing a low maintenance entertaining space.











Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
59.5 m<sup>2</sup>  
642 ft<sup>2</sup>

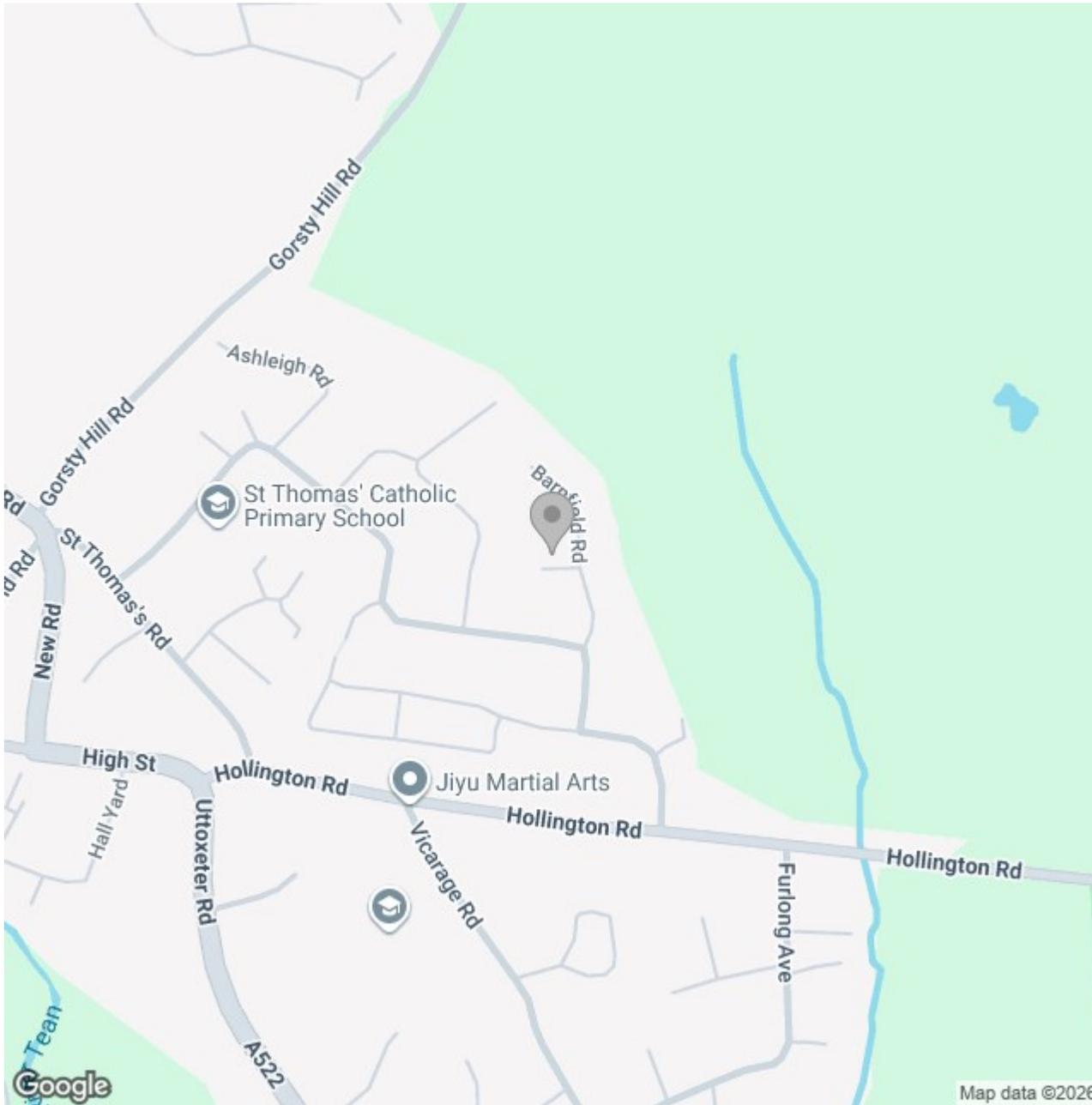
**Reduced headroom**  
1.4 m<sup>2</sup>  
15 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>84</b> |
| (69-80) <b>C</b>                            | <b>68</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |