

# Teanhurst Road

Lower Tean, Stoke-on-Trent, ST10 4LR



Extremely well maintained semi-detached home with extended ground floor accommodation, occupying a delightful slightly elevated position enjoying fabulous views to the front over the surrounding fields.

£245,000



John German

Outside, to the rear, the southerly facing garden enjoys a degree of privacy, a block paved patio providing a lovely seating and entertaining space, leading to the lawn with well stocked borders and space for a shed. To the front there is a garden with an established hedge to two sides. A block paved driveway extends to the side of the property providing off road parking for several vehicles, leading to the detached single garage which has an up and over door.

**Please note:** The property benefits from Solar Panels, the ownership will be transferred to the buyer. The property currently has spray foam insulation, which will be removed. It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas  
(Purchasers are advised to satisfy themselves as to their suitability).

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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