ABODE
SALES & LETTINGS

St. Thomas's Road, Tean, ST10 4DS

Offers Around £235,000



https://www.abodemidlands.co.uk







Beautifully presented throughout, this modern family home offers spacious and well-designed accommodation, a generous rear garden and off-road parking for two vehicles, making it an ideal choice for first-time buyers, growing families or those looking to downsize without compromising on space.

Situated within the highly sought-after village of Tean, the property enjoys a convenient location within walking distance of well-regarded primary schools, a range of local shops, cafés and everyday amenities. Surrounded by beautiful Staffordshire countryside, residents can also enjoy an abundance of scenic walks and outdoor pursuits, while the nearby market towns of Cheadle and Uttoxeter provide a wider selection of shopping, leisure and dining facilities. Excellent transport links, including easy access to the A50, make this an ideal location for commuters travelling to Stoke-on-Trent, Derby and beyond.

Finished to a high standard throughout, the property offers bright, practical living spaces perfectly suited to modern family life. The accommodation briefly comprises;- an entrance hallway, a spacious living room, kitchen/dining room and a guest WC to the ground floor. To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a contemporary family bathroom.

Outside, the generous enclosed rear garden provides a fantastic space for both relaxing and entertaining, with ample room for children to play, summer barbecues and outdoor dining. Combined with the property's excellent location and stylish presentation, this is a home ready to move straight into.

Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

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Entrance Hallway
Composite entrance door to the front elevation, staircase rising to the first floor and tiled flooring.

Living Room
Wooden double glazed windows to the front and rear elevations and central heating radiator.

Kitchen Diner
Fitted with a range of modern base and eye-level units with complementary work surfaces incorporating an inset stainless steel sink with drainer. Integrated electric oven, gas hob with extractor hood over, dishwasher, washing machine and fridge freezer. Space and plumbing for a tumble dryer, built-in wine rack, tiled splashback and tiled flooring. Spot lighting, central heating radiator, wooden double glazed windows to the front and rear elevations, ample space for a dining table and chairs, and composite door leading out to the rear garden.

WC
WC and wash hand basin with tiled splashback. Central heating radiator and wooden double glazed window to the rear elevation.

Landing
Wooden double glazed window to the rear elevation, loft access and central heating radiator.

Master Bedroom
Wooden double glazed window to the front elevation and central heating radiator.

Ensuite
Three-piece suite comprising WC, wash hand basin and corner shower cubicle with tiled walls. Tiled splashback to the wash hand basin, eye-level mirrored medicine cabinet, central heating radiator and wooden double glazed window to the rear elevation.

Bedroom Two
Wooden double glazed window to the rear elevation and central heating radiator.

Bedroom Three
Wooden double glazed window to the front elevation and central heating radiator.

Bathroom
Three-piece suite comprising WC, wash hand basin and bath with shower over and glass shower screen. Partially tiled walls, tiled splashback to the wash hand basin, wooden double glazed window to the front elevation, eye-level mirrored medicine cabinet and central heating radiator.



Outside
The generous rear garden is predominantly laid to lawn and has been thoughtfully designed to create an ideal space for both relaxing and entertaining. A block-paved patio provides the perfect setting for outdoor dining and social gatherings, whilst mature planted borders add colour and character. A charming pergola creates an inviting seating area, complemented by a useful garden shed for additional storage. The garden also benefits from gated side access to the driveway, along with a separate gate providing convenient access to the front of the property. The driveway provides off road parking for two vehicles.

Disclaimer
Please note that some of the photos used for marketing have been digitally altered to remove some personal items.









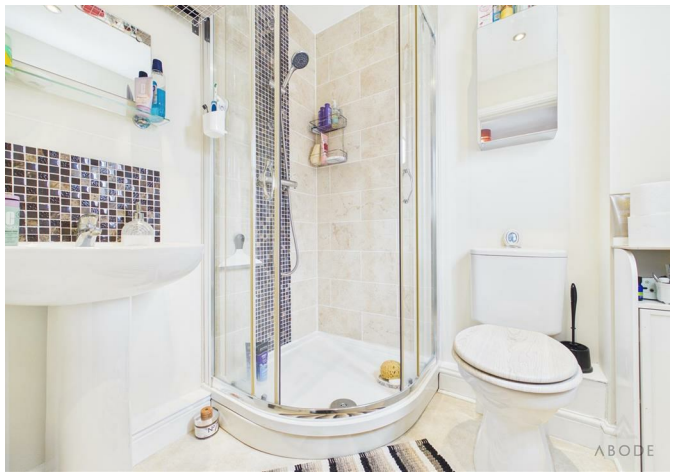












AML Disclaimer - Cheadle Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

PIF Disclaimer - Cheadle Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.






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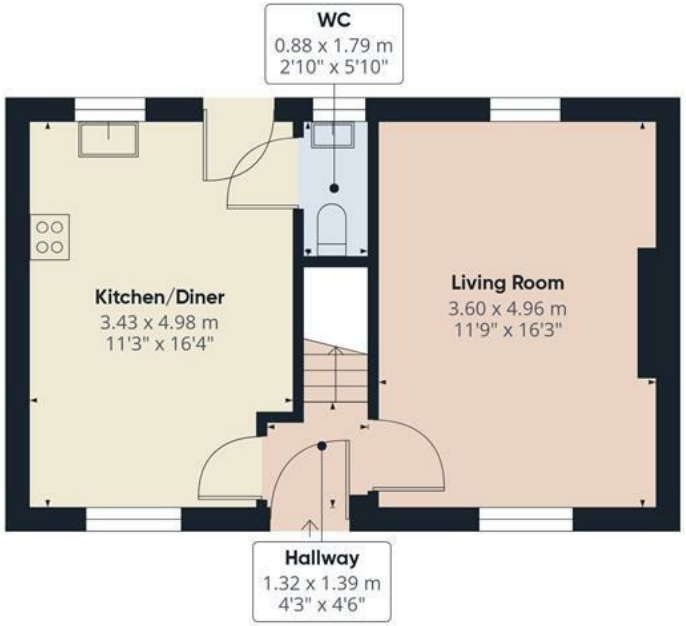




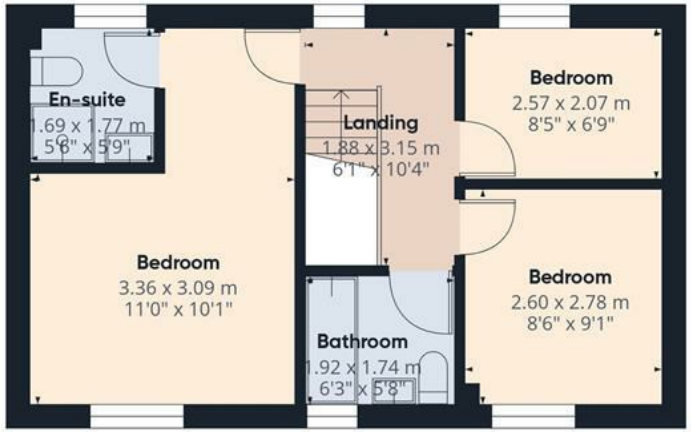








Floor 0



Floor 1



ABODE

Approximate total area(1)

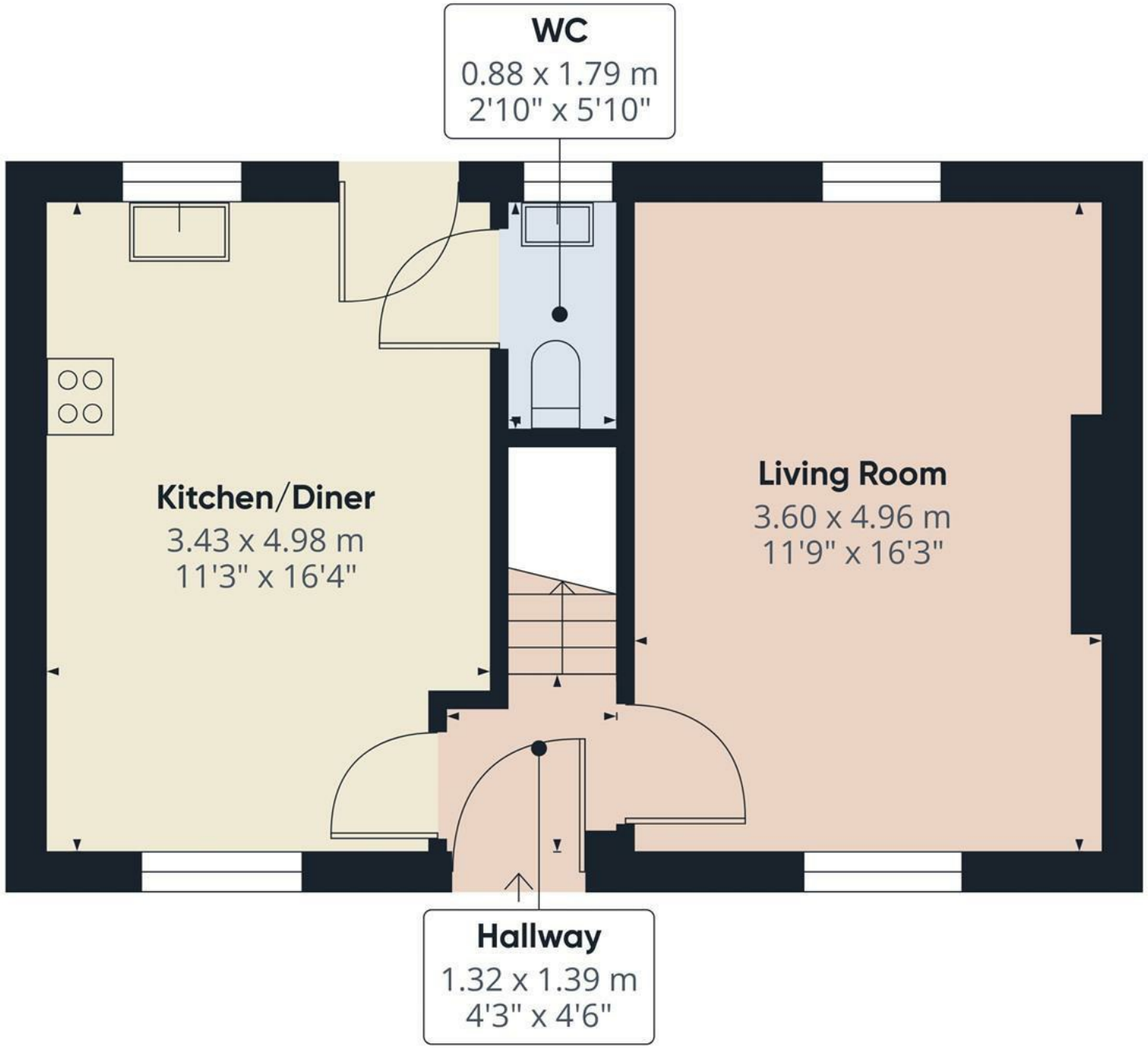
75.4 m²

812 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 0

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Approximate total area(1)

39.3 m²

423 ft²

(1) Excluding balconies and terraces

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) 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	

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