

High Street

Tean, Stoke-on-Trent, ST10 4DZ

John German





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£284,995

A most charming Victorian family home offering a wealth of character and charm throughout located within the ever-popular village of Tean.

A substantial Victorian home offering considerably more space than its traditional terrace frontage might initially suggest. Full of period charm, the property combines generous reception rooms, a welcoming kitchen and three well-proportioned bedrooms with an abundance of original character. Tucked away behind the attractive frontage is a surprisingly private outdoor space, making this a particularly appealing home for buyers seeking character, space and a substantial garden in the heart of Tean.

Ideally situated in this popular village, the property is located within easy walking distance to the popular range of village amenities including first schools, the mini Co-op supermarket and independent shops, doctors surgery, public houses, green spaces, petrol station, Fish & Chip shop and Chinese takeaway, children's nursery, and the Church. The towns of Uttoxeter and Cheadle are both within easy commutable distance, as is the A50 dual carriageway linking the M1 and M6 motorways, plus the cities of Stoke-on-Trent and Derby.

Inside, the property combines the proportions, high ceilings and character of a Victorian home with practical accommodation arranged over three floors: A composite entrance door opens into the hall with carpeted stairs rising to the first floor landing and doors off into the living room and dining room. The impressive living room has an original cast iron fireplace, bespoke fitted units either sides of the chimney breast, feature cast iron radiators, carpeted flooring and feature ceiling roses. There are windows to the front and rear aspects and doors off to the dining room and kitchen. The dining room has an original cast iron fireplace, feature ceiling rose, carpeted flooring, feature cast iron radiator and a door back into the hall.

The impressive cottage style kitchen is fitted with a generous range of matching wall and base units and granite work tops, built in double oven, four ring electric hob, tiled splashbacks, sink and drainer with mixer tap, plumbing for washing machine, space for appliances, exposed beams to the ceiling, tiled flooring, various ceiling light points, window to the side aspect and a barn style door opening out to the courtyard garden.

Upstairs you are greeted with three bedrooms - two are generously sized double bedrooms and one is a smaller single bedroom ideal as a home office or even a study. From bedroom two, stairs rise to the loft space providing extensive space currently being used as a spare bedroom, home office and storage. (Please note there are no building regulations for the conversion of this room).

Completing the first floor is the family bathroom which comprises of fully tiled walls and flooring, L-shaped bath with shower over, low level WC, wash hand basin set into a vanity unit and an obscured window to the rear aspect.

Outside is where this property really shines, with a gorgeous courtyard style garden, perfect for relaxing on a summers day, with a large paved seating area and a secure iron gate leading to the off-road parking area and main garden - particularly valuable features for a character property in this location. The large rear garden offers an abundance of greenery with an extensive lawned garden, summerhouse/ garden shed, patio seating area with pergola, large greenhouse, and a variety of plants, trees and shrubs.

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

Please note: New boiler installed in 2025.

There is a right of way over the parking area section of the garden with the neighbouring properties.

There are no buildings regulations for the loft space.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Off road parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

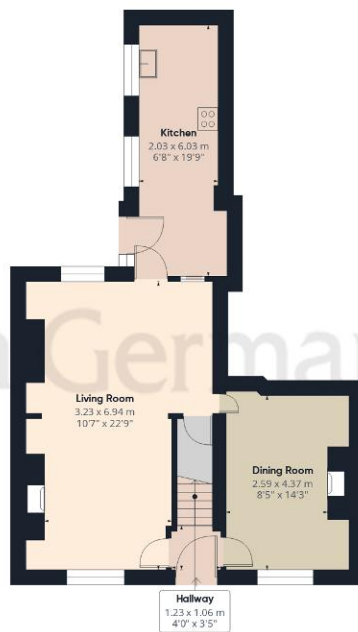
Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

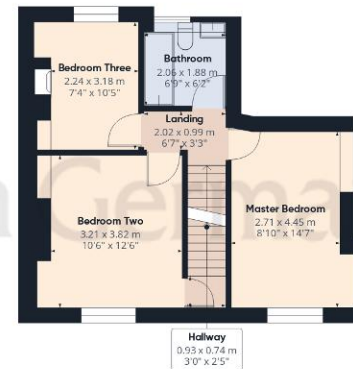
Our Ref: JGA/021026



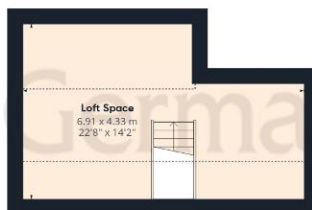




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

122.1 m²

1316 ft²

Reduced headroom

12.2 m²

131 ft²

(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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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.

Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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