





Abode are delighted to present this spacious two-bedroom home, offering generous storage space and an integral garage. Conveniently located in the popular village of Tean, the property is within easy reach of local shops, schools, and amenities. It's also just a short drive from the towns of Cheadle and Uttoxeter, with quick access to the A50 for excellent commuter links. Tean offers the perfect balance of local conveniences and beautiful countryside walks.

In brief, the property comprises an entrance hallway, an integral garage, and a separate storage room. Stairs lead to the first floor, where you'll find a modern fitted kitchen, an open-plan lounge, and a dining area. The landing opens up to two well-proportioned bedrooms, a family bathroom, a utility cupboard, and additional storage or a walk-in wardrobe. The current owners have made several improvements, and the home is beautifully presented throughout.

This property is an ideal opportunity for first-time buyers, buy-to-let investors, or those looking to downsize. An early viewing is highly recommended!



Entrance Hallway

Stairs leading up to the first floor, garage access.

Integral Garage

Up and over door, power and lighting, access to a storage cupboard, double glazed sash window to the front elevation.

Storage Room

Double glazed sash window to the front elevation, lighting.

Landing

Central heating radiator, double glazed sash window to the rear elevation, loft access.

Lounge Diner

Two central heating radiators, double glazed sash window to the rear and front elevations, three main feature lights.

Kitchen

Modern base and eye level units with complimentary quartz worktops, inset sink, Bosch cooker and AEG induction job with NEF extractor hood over, space and plumbing for a dishwasher and fridge freezer. Central heating radiator, double glazed sash window to the front elevation, under counter lights, spot lighting.

Master Bedroom

Double glazed sash window to the front elevation, central heating radiator.

Bedroom

Double glazed sash window to the front elevation, central heating radiator, storage cupboard.



Bathroom

Modern bathroom suite comprising- double shower cubicle, wash hand basin with storage cupboards below, WC. Double glazed sash window to the rear elevation, towel radiator, shower boards.

Utility Cupboard

Housing the combi boiler, space and plumbing for washing machine.

Storage Cupboard/ Walk in Wardrobe

Shelving and rails.

Outside







To the front the property offers a garden area with a path leading to the front door. To the rear, there is off road parking for two vehicles, and access to the integral garage.









Floor 0



Floor 1

Approximate total area⁽¹⁾

90.18 m²

970.69 ft²

Reduced headroom

1.46 m²

15.73 ft²

(1) Excluding balconies and terraces

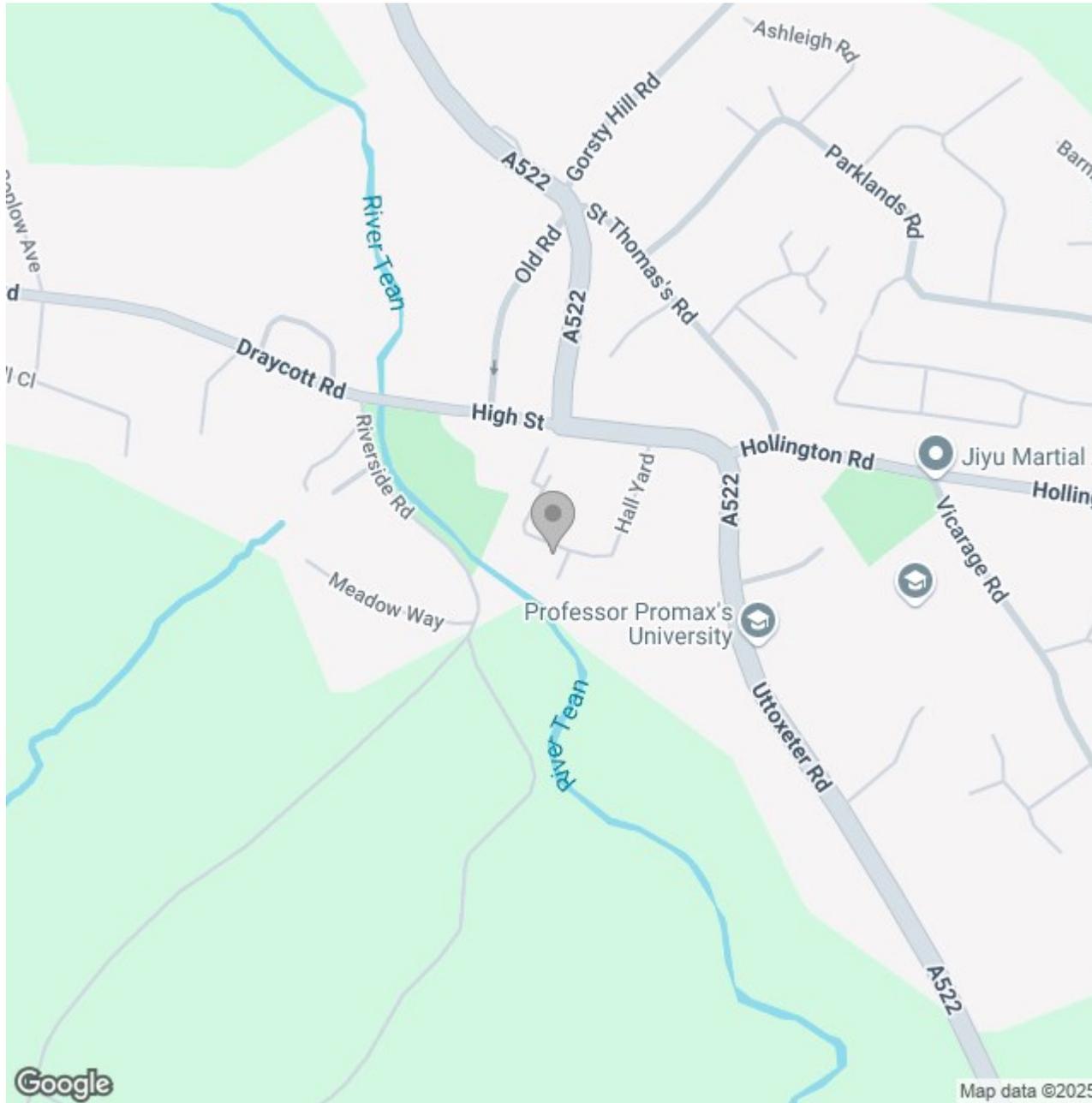
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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	