



STAMP DUTY & LEGAL COSTS PAID UP UNTIL 19<sup>TH</sup> DECEMBER

**1 The Old Crowns Mews Tean Road, Mobberley, Staffordshire  
ST10 1TW**

**Offers over £240,000**



***Kevin Ford & Co. Ltd.***

Chartered Surveyors, Estate Agents & Valuers



**\*\*Black Friday Exclusive! Secure your new home by 19th December and we'll cover your Stamp Duty AND legal expenses. Limited-time only!\*\***

This exceptional, newly constructed modern semi-detached home offers high-quality, energy-efficient living in a highly sought-after semi-rural setting. Finished with meticulous attention to detail, the property showcases contemporary style throughout, including premium flooring, plush carpets, oak internal doors, and carefully selected fittings that add a touch of sophistication to every room.

The layout has been thoughtfully designed. A welcoming entrance hall creates an immediate sense of space and leads to the first floor, as well as to a bright and generous living room—ideal for relaxing with family or hosting guests. Positioned at the rear, the stunning kitchen and dining area features soft cream cabinetry, light work surfaces, and patio doors that open directly onto the garden, encouraging effortless indoor–outdoor living. A convenient utility room and a stylish cloakroom complete the ground floor accommodation.

Upstairs, the landing provides access to all bedrooms. The master suite offers a spacious retreat with fitted wardrobes and a private ensuite shower room. Two further bedrooms, both well proportioned and equipped with wardrobes, along with a contemporary family bathroom fitted with a three-piece suite, complete the first floor.

Externally, the property features a neat gravelled frontage with a paved path guiding you to the front door. The rear garden is fully enclosed and cleverly arranged over two levels, including a paved patio perfect for outdoor dining and steps leading to a lawned upper tier. An enclosed side area with artificial lawn provides additional outdoor space, while a gate offers direct access to the allocated parking area, which will soon benefit from tarmac surfacing and marked spaces for residents and visitors.



**The Accommodation Comprises:**

**Entrance Hall**

Step inside through the stylish UPVC composite entrance door and you're immediately greeted by a sense of quality and contemporary design. The bright and welcoming entrance hall sets the tone for the rest of this stunning home, featuring sleek décor, high-quality flooring, and a modern staircase rising gracefully to the first floor.

**Lounge**

18'4" x 14'1" (5.59m x 4.29m)  
Beautifully proportioned and bathed in natural light, the living room offers a large front facing window, while the clean lines and neutral palette create an inviting canvas for any style of décor.

**Open Plan Kitchen/ Dining Area**

17'0" x 16'0" (5.18m x 4.88m)  
The heart of this modern home is the beautifully appointed kitchen and dining area, designed with both style and practicality in mind. Fitted with an attractive range of soft, neutral cream units complemented by light work surfaces, the space exudes a calm, contemporary feel. A dark contrasting sink unit is perfectly positioned beneath a large window, allowing natural light to flood in while offering a pleasant outlook. There is ample space for a freestanding oven with extractor hood above, creating a versatile cooking zone ideal for both everyday use and entertaining. The warm wooden flooring adds a touch of character and continuity, while double patio doors open directly onto the rear garden — seamlessly extending the living space outdoors and inviting al fresco dining in warmer months. A radiator ensures comfort all year round, making this the perfect setting for family meals or relaxed gatherings with friends.

**Utility**

10'7" x 5'11" (3.23m x 1.80m )  
Conveniently positioned off the kitchen, the utility area provides a practical space for everyday objects. Designed to keep the main living areas clutter-free, it offers dedicated space and plumbing for a washing machine and additional appliances if needed, with ample room for storage and laundry essentials.

**Cloakroom**

A stylish and practical addition to the ground floor, the cloakroom is finished to an excellent standard and designed with everyday convenience in mind. It features a modern wash hand basin set within a sleek white vanity unit, offering both storage and clean contemporary finish. A low flush WC complements the suite, while the warm wooden flooring continues seamlessly from the kitchen and utility areas, creating a sense of flow and cohesion throughout the ground floor. This well-presented space perfectly balances form and function — an elegant touch for visiting guests or busy family life alike.

**First Floor**

The first-floor landing offers a bright and spacious area that provides easy access to all rooms on this level. Designed with practicality in mind, it enhances the home's sense of openness and flow, while offering potential space for a feature display.

**Master Bedroom**

13'2" x 10'11" (4.01m x 3.33m)  
A generous master and beautifully presented space positioned to the front of the property. Designed with both comfort and style in mind, it offers ample room for a large bed and additional furnishings, while the built-in wardrobes provide convenient storage and help maintain the room's clean, contemporary lines. A radiator ensures warmth and comfort throughout, while large windows allow natural light to fill the space. Completing this impressive principal suite is a private ensuite shower room, adding a touch of luxury and everyday convenience.

**En-Suite Shower Room**

Stylishly appointed, offering a corner shower cubicle with a sleek glass enclosure and a plumbed-in shower spray, providing a touch of everyday luxury. A wash hand basin with contemporary mixer tap and low flush WC complete the suite, all finished in a clean, modern style. The wood-effect flooring adds warmth and texture underfoot, while a chrome towel radiator ensures the space remains comfortably heated — both functional and elegant.

**Bedroom Two**

13'5" x 9'0" (4.09m x 2.74m)  
A well-proportioned second bedroom positioned to the rear of the property, offering a peaceful and private outlook. This inviting room features built-in wardrobes, providing excellent storage. A large window allows natural light to fill the space, creating a bright and airy atmosphere, while a radiator ensures comfort throughout the year. Perfect as a generous guest bedroom, teenager's room, or even a stylish home office.

**Bedroom Three**

13'5" x 7'3" (4.09m x 2.21m)  
The third bedroom is a great versatile space situated to the rear of the property. Thoughtfully designed, it includes a built-in wardrobe providing practical storage without compromising on floor space. A rear-facing window brings in plenty of natural light and finished with a radiator. Ideal as a child's bedroom, guest room, or a dedicated home office — this room offers flexibility to suit a variety of needs.

**Family Bathroom**

Again beautifully finished, combining modern design with everyday practicality. It features a contemporary three-piece suite, including a stylish P-shaped bath with shower over and glass side screen, offering the option of a relaxing soak or a refreshing shower. A wash hand basin set within a sleek vanity unit provides convenient storage and a

clean, modern look, accompanied by a low flush WC positioned neatly to the side.

The room is completed with wood-effect luxury vinyl flooring, adding warmth and texture underfoot, while a privacy window allows natural light to filter in without compromising seclusion.

**Outside**

To the front, the property features an attractive black ice gravelled frontage that creates a smart first impression, complemented by a paved pathway leading directly to the entrance door. The rear garden is fully enclosed with timber panel fencing, providing a secure and private setting ideal for families, relaxation, and outdoor entertaining. The main garden is thoughtfully arranged over two tiers: the lower level offers a paved patio area perfect for outdoor dining or seating, with steps rising to a lawned upper level. From the top of the garden, a gate leads to the parking area, which will be finished with tarmac and include clearly allocated spaces for residents and guests, creating a clean and modern appearance once complete. In addition to the main garden, the property also benefits from an extra enclosed side section, bordered by timber panel fencing and laid with artificial lawn—offering a versatile additional space for storage, play, or low-maintenance outdoor enjoyment.

**Services**

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

**Tenure**

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

**Viewing**

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

**Mortgage**

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

**Agents Note**

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.











