



**13 High Street, Stoke-On-Trent, ST10 4DY**  
**Price guide £150,000**



***Kevin Ford & Co. Ltd.***  
Chartered Surveyors, Estate Agents & Valuers



This charming, traditional home occupies a superb position in the heart of Tean village, a friendly and well-served community in Staffordshire. Tean offers a range of local amenities including shops, pubs, a village hall, and excellent schools, while commuters benefit from convenient access to the A50 and surrounding towns, as well as regular bus routes to Stoke-on-Trent and Uttoxeter.

The property features a welcoming entrance hall leading to a lounge with a feature fireplace and bay window, creating a cosy and inviting space. The kitchen is fitted with modern white gloss units, wood-effect work surfaces, integrated appliances, and a breakfast bar, providing both style and functionality. Completing the ground floor is a well-appointed bathroom. Upstairs, there are three comfortable bedrooms and an adaptable attic room, offering flexible accommodation to suit a variety of needs.

Externally, the property offers a paved forecourt to the front and a landscaped, two-tier rear garden with well-stocked borders and a patio—ideal for relaxing or entertaining. Offered with no upward chain, this home represents a fantastic opportunity to live in a sought-after village location, combining character, practicality, and convenience.



### **Entrance Hall**

14'9" x 3'6" (4.50m x 1.07m)

Entered via a composite double-glazed front door, the entrance hall provides a welcoming first impression with a single radiator and useful understairs storage cupboard.

### **Lounge**

10'11" x 10'11" (3.33m x 3.33m)

An attractive and inviting main reception room, centred around a mahogany Adam-style fireplace with tiled inset and marble hearth housing a coal-effect fire, creating a warming focal point to the space. A UPVC double-glazed bay window floods the room with natural light, while the beamed ceiling and picture rail add period character and charm.

### **Kitchen/ Breakfast Area**

10'11" x 11'10" (3.33m x 3.61m)

Fitted with a modern range of white gloss slab-front units with chrome handles and wood-effect work surfaces, incorporating an inset stainless steel sink with mixer tap and drainer. A useful breakfast bar with seating provides an informal dining space. Appliances include a built-in electric oven, gas hob with extractor hood above and an integrated fridge/freezer. The room features part-tiled walls, inset spot lighting to the ceiling, wood-effect laminate flooring, a radiator and a UPVC door to the rear. Housing the Baxi gas central heating boiler.

### **Bathroom**

8'0" x 7'0" (2.44m x 2.13m)

Appointed with a panelled bath, separate tiled shower cubicle with plumbed-in shower, low-flush WC and pedestal wash hand basin. The walls are part tiled, and there is a double radiator along with a UPVC window providing natural light and ventilation.

### **First Floor**

Stairs from the Entrance Hall rise up to the:

### **Landing**

Access to all bedrooms.

### **Bedroom One**

11'0" x 12'0" (3.35m x 3.66m )

A well-proportioned principal bedroom with built-in wardrobes

to either side of the bed space, complete with overhead storage, providing excellent fitted storage. There is a single radiator and a UPVC double-glazed window.

### **Bedroom Two**

9'8" x 10'10" (2.95m x 3.30m)

A comfortable second bedroom featuring a built-in wardrobe, single radiator and UPVC double-glazed window.

### **Bedroom Three**

10'10" x 6'11" (3.30m x 2.11m)

A single bedroom with UPVC double-glazed window and single radiator, with an airing cupboard off housing the hot water cylinder.

### **Attic Room**

18'0" x 12'9" (5.49m x 3.89m)

A versatile attic space featuring a radiator and Velux window, offering adaptable accommodation for a variety of uses.

### **Outside**

The property occupies a convenient location in the heart of Tean village, with immediate access to local amenities, shops and the High Street. To the front, a roadside position with a pavement forecourt leads via a small step to a paved frontage, providing access to the front door. At the rear, there is a paved patio area with steps up to a further terrace, opening onto a well-established garden with flower borders and shrubbery. An outside brick-built shed provides additional storage.

### **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.

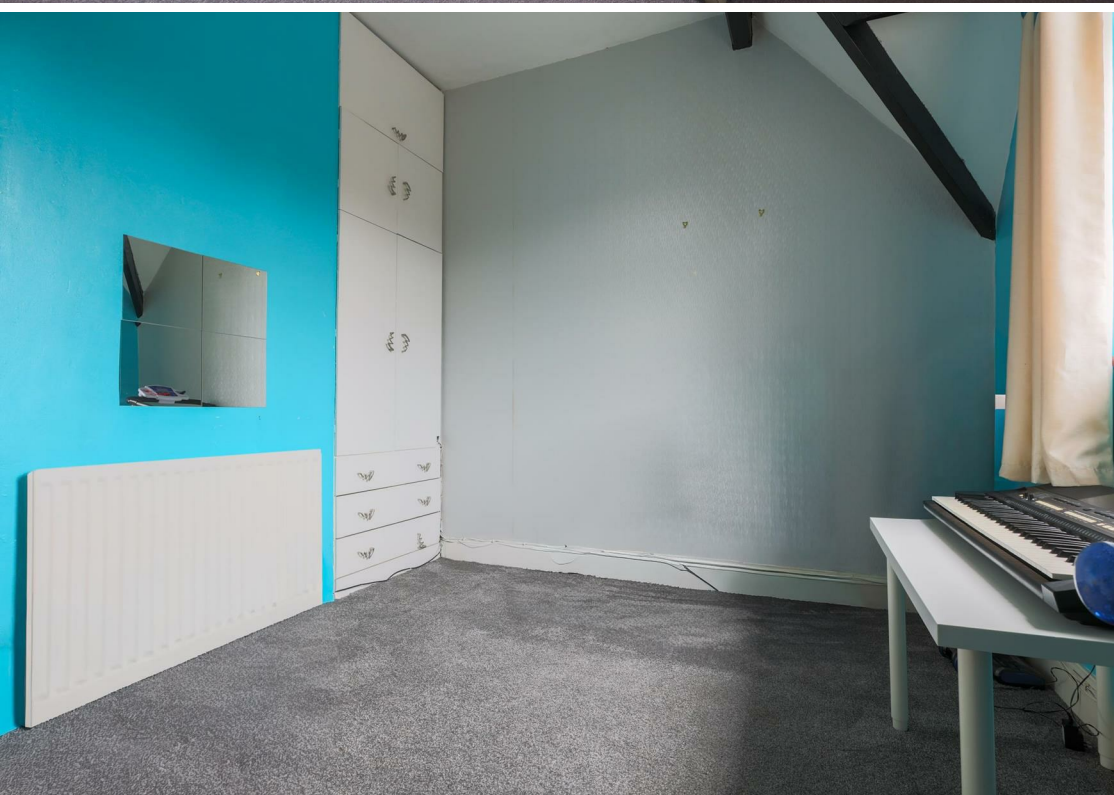
### **Mortgage**

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.





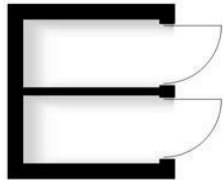






### OUTBUILDING

APPROX. 3.4 SQ. METRES (36.8 SQ. FEET)



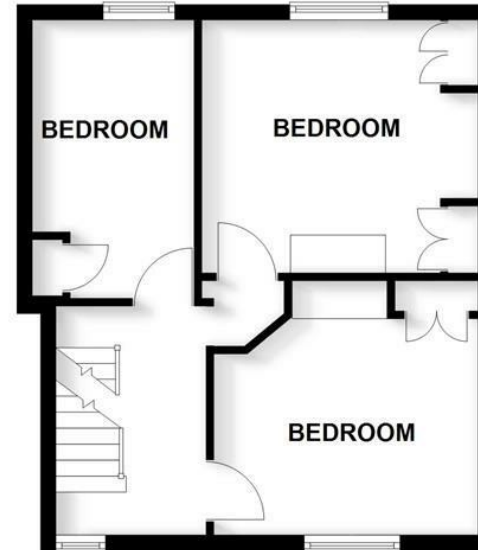
### GROUND FLOOR

APPROX. 40.8 SQ. METRES (438.9 SQ. FEET)



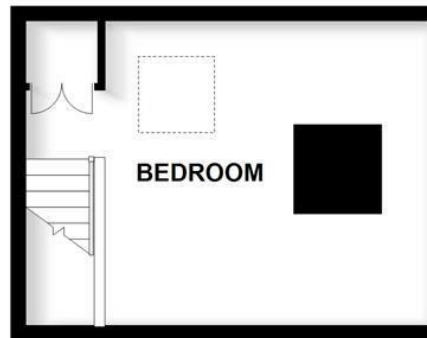
### FIRST FLOOR

APPROX. 38.8 SQ. METRES (418.1 SQ. FEET)



### SECOND FLOOR

APPROX. 21.2 SQ. METRES (228.2 SQ. FEET)



**TOTAL AREA: APPROX. 104.2 SQ. METRES (1122.0 SQ. FEET)**

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Plan produced using PlanUp.

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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

