



9 Coplow Avenue, Tean, Staffordshire ST10 4JQ
Offers around £235,000



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

Discover the charm and comfort of this beautifully maintained semi-detached house, nestled in a highly desirable and tranquil cul-de-sac. With a neutral tone to its decor and impeccable condition throughout, this home is an exceptional find.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge. This inviting space features a stunning wooden fireplace with a cosy log burner, perfect for relaxing evenings. The stylish navy shaker kitchen, complete with integrated appliances, seamlessly flows through an archway into a bright and airy open-plan dining area, ideal for entertaining guests. Upstairs, the home offers two generously sized double bedrooms and a comfortable single bedroom, all providing ample space and natural light. The modern family bathroom features a pristine white suite, adding to the home's overall elegance and serene atmosphere.

Outside, the property boasts a convenient tarmac driveway with ample parking. The rear garden is a private oasis, featuring a large, lush lawn and a paved patio area, ideal for relaxing or hosting outdoor gatherings.

This exceptional home, in a prime location, is a rare opportunity. Viewing is strongly recommended to fully appreciate the quality and lifestyle it offers. Don't miss your chance to make this house your dream home.



The Accommodation Comprises

Entrance Hall

Upon entering the property through a stylish navy UPVC door, you are greeted by a hallway with stairs leading to the first floor and direct access to the lounge.

Lounge

13'7" x 11'11" (4.14m x 3.63m)

The lounge features a large front window with a radiator beneath, allowing plenty of natural light to flood the space. At the centre of the room is an Adam-style fireplace with a traditional white mantel, housing a log burner for cosy winters and an electric fire for the summer months, all set on a slate hearth. This creates a charming and inviting focal point.

Navy Traditional Kitchen

12'1" x 8'10" (3.68m x 2.69m)

The kitchen boasts navy shaker-style units with wooden work surfaces extending along two long sides. Overhead cabinets provide additional storage. A UPVC window to the side illuminates the space, complemented by a ceramic sink with a drainer unit and mixer tap. The kitchen features white part-tiled splash-backs and wood-effect flooring, enhancing its stylish appeal. It is equipped with a built-in induction hob with an extractor hood, a double oven, an integrated dishwasher, a washing machine, and a fridge freezer. An archway leads to the dining room, which features French doors opening to the garden, seamlessly blending indoor and outdoor living.

Dining Room

9'4" x 8'11" (2.84m x 2.72m)

Step into the dining area where patio doors beckon you to the serene retreat of the rear garden. The continuity of wooden effect flooring from the kitchen adds a touch of warmth and cohesion to the space. Additional stylish shaker cupboards have been added for further storage.

First Floor

Stairs ride up to the:

Landing

Access to all rooms and roof void.

Bedroom One

11'2" x 12'2" (3.40m x 3.71m)

A spacious double-sized room, featuring a UPVC window that offers tranquil views of the rear garden. Complete with a radiator, this bedroom provides both comfort and functionality.

Bedroom Two

11'8" x 10'3" (3.56m x 3.12m)

This second bedroom also offers ample space, serving as another comfortable double room. Enhanced by a radiator for cosy warmth, its UPVC window provides a pleasant view of the front surroundings.

Bedroom Three

6'8" x 8'0" (2.03m x 2.44m)

A smaller bedroom provides a cosy single space, complete with a radiator for comfort. Its UPVC window offers natural light.

Bathroom

7'11" x 6'1" (2.41m x 1.85m)

The bathroom features a neutral color palette and includes a white suite with a P-shaped bath, complete with a plumbed-in shower and glass side screen. It also has a pedestal wash hand basin and a low flush WC. The floor and walls are tiled in a soothing cream shade, creating a cohesive and elegant look.

Outside

Nestled in a serene cul-de-sac within a semi-rural setting, this property offers tranquility and charm. A tarmac driveway at the front ensures convenient on-site parking, while a picturesque rockery adds greenery to the right. Fenced boundaries provide privacy and security.

Gated access leads to the rear garden, a delightful retreat featuring a two-tiered paved patio area ideal for outdoor seating. The spacious lawn offers ample room for relaxation and recreation, bordered by another enchanting rockery adorned with flowers, shrubs, and lush greenery. Fencing completes the property's boundaries.

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.





