



9 Conway Grove, Cheadle, Staffordshire ST10 1QG
Offers around £269,950



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

An attractive and well-maintained three-bedroom detached home, perfectly positioned on a peaceful residential estate just moments from the heart of Cheadle Town Centre — ideal for families seeking space, style, and convenience.

This delightful property welcomes you with a bright entrance hall leading into a generous open-plan lounge and dining area — perfect for everyday living and entertaining guests. The kitchen is charming, fitted with timeless white Shaker-style cottage units that offer both practicality and character. A rear entrance hall, cloakroom, and utility room provide additional convenience and functionality on the ground floor.

Upstairs, you'll find three well-proportioned bedrooms, alongside a modern family bathroom featuring a sleek P-shaped bath with shower and curved screen — perfect for unwinding after a busy day.

Outside, the home continues to impress. A wide tarmac driveway spans the front elevation, providing ample off-road parking and access to the integral garage. A neatly maintained lawn to the side enhances the curb appeal. To the rear, the fully enclosed garden offers something for everyone — a lawned area for play, a raised decking area ideal for entertaining, a paved patio for alfresco dining, and gravelled sections that add character with minimal upkeep.

Beautifully presented and thoughtfully laid out, this home is the full package — offering versatile family living in a desirable, well-connected location.



The Accommodation Comprises

Entrance Hall

10'11" x 5'9" (3.33m x 1.75m)

Welcoming entrance hall featuring a UPVC double glazed front door with matching side window, allowing plenty of natural light. Finished with a radiator.

Lounge

21'10" x 12'0" (reducing to 7'8") (6.65m x 3.66m (reducing to 2.34m))

A generously proportioned and light-filled lounge, offering ample space for both relaxing and entertaining. Features include an attractive Adam-style fireplace with marble inset and hearth, housing a coal-effect electric fire. A UPVC double glazed window allows for plenty of natural light, while a radiator ensures warmth.

Dining Room

9'6" x 10'0" (2.90m x 3.05m)

A bright and versatile dining room featuring a UPVC double glazed window and matching patio doors with side panels, providing plenty of natural light and direct access to the rear garden—ideal for indoor-outdoor dining and entertaining.

Kitchen

9'11" x 10'11" (3.02m x 3.33m)

A charming white Shaker-style cottage kitchen offering a good range of wall and base units for ample storage. Features include an inset stainless steel sink unit with mixer tap, built-in electric oven, gas hob with extractor hood, and a single radiator. A built-in storage cupboard adds practicality, while part-tiled walls complete the look with a clean and classic finish.

Rear Entrance Hall

8'4" x 2'7" (2.54m x 0.79m)

A practical rear entrance hall featuring a UPVC double glazed rear door, providing convenient access to the outside and connecting seamlessly to the rest of the home.

Utility / Cloakroom

7'5" x 4'9" (2.26m x 1.45m)

A highly functional space combining utility and cloakroom facilities, featuring a Belfast sink set into a work surface,

plumbing for a washing machine, and a low flush WC. The room also benefits from part tiled walls, a UPVC double glazed window for natural light, and houses the Baxi gas central heating combination boiler.

First Floor

Stairs rise from the Entrance Hall leading up to the:

Landing

A well-lit landing area featuring a privacy UPVC double glazed window, providing natural light while maintaining discretion. Includes a built-in storage cupboard, offering additional practicality.

Bedroom One

11'7" x 12'6" (3.53m x 3.81m)

A spacious and comfortable double bedroom featuring a UPVC double glazed window for natural light and a radiator for added warmth.

Bedroom Two

9'11" x 12'6" (3.02m x 3.81m)

A well-proportioned bedroom featuring built-in fitted wardrobes for ample storage, a UPVC double glazed window providing natural light, and a radiator for year-round comfort.

Bedroom Three

7'4" x 8'2" (2.24m x 2.49m)

A bright and functional bedroom featuring a UPVC double glazed window and a radiator, making it ideal as a single bedroom, nursery, or home office.

Bathroom

5'5" x 8'1" (1.65m x 2.46m)

A stylish and modern bathroom fitted with a P-shaped bath with mixer tap and electric shower over, complemented by a curved glass side screen. Additional features include a wash hand basin with mixer tap set into a vanity unit for useful storage, a low flush WC, and a feature radiator. A UPVC double glazed window provides natural light, and part tiled walls complete the contemporary finish.

Outside

The property is approached via a tarmac driveway offering ample parking space and direct access to the attached

garage. The fully enclosed rear garden features an artificial grass area, paved pathways and seating spaces, a decking area perfect for outdoor entertaining, low-maintenance gravelled sections, and a timber shed for additional storage.

Integral Garage

19'10" x 8'8" (6.05m x 2.64m)

Having a metal up and over door, light and power.

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

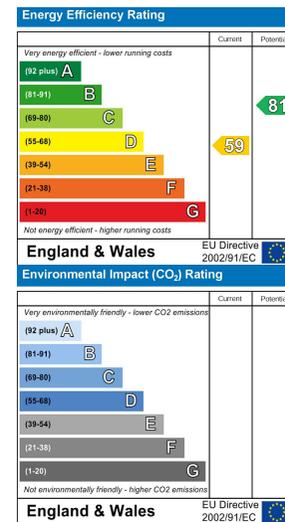
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

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.







19 High Street, Cheadle, Staffordshire, ST10 1AA
 T: 01538 751133 | F: 01538 751426
 natashaford@kevinfordandcoltd.co.uk
 www.kevinfordandco.co.uk



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