



12 Oakhill Close, Tean

£220,000 Freehold

Open plan Lounge/diner makes this property very sociable and inviting with room for a large dining table, perfect for entertaining family and friends. • The property boasts three bedrooms, two doubles and a spacious single perfect for a guest room, nursery, home office or dressing room. • Not only does this property boast a conservatory but also a versatile sunroom overlooking a multi-level garden which offers a mix of patio and gravel areas, complemented by planted borders • Located in a peaceful area of Tean, with its own supermarket, cafés, and eateries, plus great schools and easy access to the A50, you're never far from what you need. • Park with ease with off-road parking, a private garage, and a small driveway to the side of the property.



This isn't just a house, it's a place where dreams take flight. Bursting with character, charm, and the promise of new beginnings, this one-of-a-kind property captures an adventurous spirit. Located in a peaceful area but if you're after a bit more hustle and bustle You're just a short drive from the market towns of Cheadle and Uttoxeter for shopping, dining, and entertainment. Love the outdoors? Enjoy riverside walks in Jubilee Park or spend weekends at Alton Towers, just a stone's throw away. Step through the front door into a welcoming entrance hall, kick off your shoes and feel instantly at home. Ahead, wooden double doors open into a spacious open-plan living and dining area. A large window bathes the room in natural light. There's ample space for a generous dining table, making entertaining family and friends effortless. Tucked neatly under the stairs is a handy storage cupboard—perfect for keeping everyday items out of sight. At the heart of the home is a well-proportioned galley kitchen, fitted with plenty of wooden cabinetry for storage and space for your appliances. The kitchen opens into a bright and airy conservatory, offering lovely views over the rear garden—an ideal spot for enjoying afternoon tea or simply relaxing in the tranquil surroundings. Upstairs, you'll find two spacious double bedrooms and a well-sized single room, perfect for guests, a nursery, a home office, or even a dressing room. The family shower room is fully tiled for a low-maintenance finish. Outside, the front garden features a lush green lawn bordered by mature shrubs and trees, creating great kerb appeal. To the rear, a multi-level garden offers a mix of patio and gravel areas, complemented by planted borders—perfect for those with a passion for gardening. The garden also benefits from a versatile garden room—ideal as a summer retreat, entertainment space, or a home office. Additional highlights include off-road parking, a private garage, and a small driveway to the side of the property. Could this be your forever home, book your viewing today.



Council Tax band: B

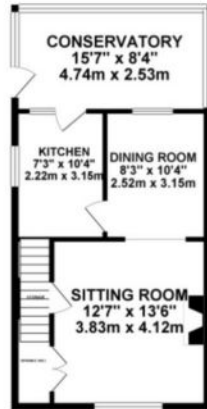
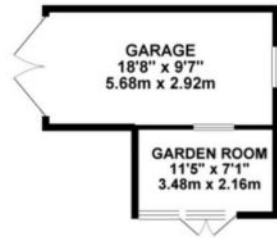
Tenure: Freehold

EPC Energy Efficiency Rating: D

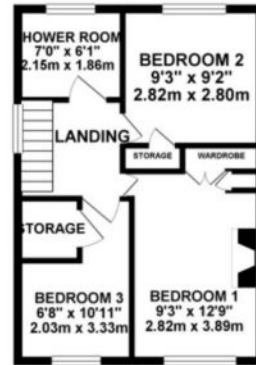
EPC Environmental Impact Rating:
E



GROUND FLOOR 759.65 sq. ft.
(70.57 sq. m.)

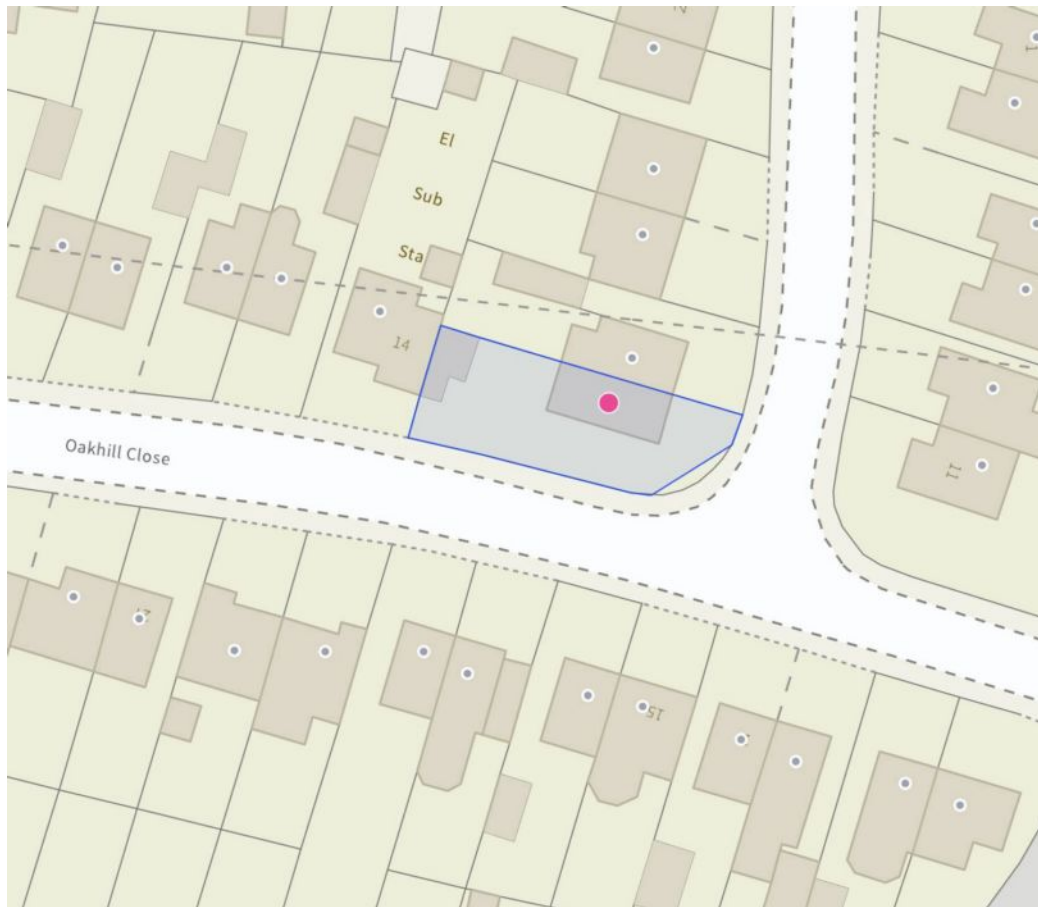


1ST FLOOR 385.42 sq. ft.
(35.81 sq. m.)



TOTAL FLOOR AREA : 1145.08 sq. ft. (106.38 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error or omission of this information. This plan is for illustrative purposes only and should not be used as a basis for any purchase or other transaction. The names of, systems and apparatus shown here are not intended to be a guarantee as to their condition or efficiency and are given in good faith only.



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