



22 Sorrel Avenue, Tean

£470,000 Freehold

Located in a prime plot on the outskirts of the sought after village of Tean where you have a good selection of shops, schools, bars and restaurants. • Sitting in 0.4 acres adjacent to open countryside, you can enjoy the accessibility offered in the location with ease of proximity to A50 and therefore M1 & M6, combined with a taste of rural life. • Beautifully presented throughout with the ground floor offering open plan living, dining and kitchen as well as two further reception rooms and guest cloaks. • The first floor offers the master bedroom with built in wardrobes and en suite, the second generous bedroom having built in wardrobes, two further single bedrooms and family bathroom. • A driveway provides off road parking and leads to the double garage, where cleverly you can drive straight through one to reach a further hardstanding for additional parking/storage



The addition of herbs will add interest to any meal, and in the same way, here at Sorrel Avenue finding this new home will add dimensions to your search you didn't know you were looking for. Simply a stunning detached house, but the added interest is the plot! Sitting in 0.4 acres adjacent to open countryside you have a taste of rural life yet are walking distance to the busy village centre with an abundance of shops, bars, restaurants and local schooling as well as excellent commuter links within easy reach being only a few minutes' drive to the A50. Back to the house you can make home, with a driveway leading to the double garage with electronic up and over doors one of which is a drive through with further parking to the rear, the detached house is striking from the outside and doesn't disappoint internally. With sought after open plan living at it's best, the stylish kitchen finished in classic cream shaker style offers a large island with breakfast bar and induction hob with cooker hood over, AEG oven, microwave oven and warming drawer, further integrated appliances include fridge freezer, under counter fridge and dishwasher, a useful built in bin store and twin stainless steel sink, there are two further reception rooms including a lovely living room with fireplace to cosy up on cooler nights and a fully fitted study perfect for home working or industrious students. On the first floor the master suite is the ideal retreat from a busy day with it's own en suite shower room and plenty of fitted wardrobes, the second bedroom is not only generous in size but also has fitted storage, then two further bedrooms and luxury bathroom. The gardens complete with orchard provide a wonderful opportunity for keen gardeners, budding footballers or keen entertainers to host some incredible summer soirees! Available with no onward chain, this gorgeous house needs not a finger lifting for you to move in, so add some herbs and spice to your life by booking your viewing at Sorrel Avenue today!



Stunning four bedroom detached sitting on 0.4 acre plot with double garage on the edge of sought after and busy village Tean, with excellent commuter links.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



