



Brooklands, Old Road, Tean, Stoke-On-Trent. ST10 4EG

welcome to

Brooklands, Old Road, Tean, Stoke-On-Trent

Guide Price of £375,000 FOR SALE VIA BAGSHAW'S RESIDENTIAL AUCTIONS IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS
www.barnardmarcusauctions.co.uk TUESDAY 28th JULY 2026 at 9:30am. YOU CAN ALSO REGISTER FOR ONLINE BIDDING.



Total floor area 352.4 m² (3,793 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientation are approximate. No details are guaranteed; they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co

Access to the property is gained via gated entrance into driveway providing off road parking:

Entrance Porch:

Glazed porch with door leading into:

Reception Hallway:

9' 2" x 7' 6" (2.79m x 2.29m)

Having Minton style flooring; stained glass window; stairs to the first floor accommodation; access to cellar; opening to:

Inner Hallway:

With doors off to:

Lounge:

16' 1" max x 15' 10" (4.90m max x 4.83m)

With fireplace housing an open hearth; windows to dual elevations; wood flooring.

Dining Room:

15' 7" max x 13' 5" (4.75m max x 4.09m)

With fireplace; window; wood flooring.

Breakfast Kitchen:

19' 4" max x 13' 10" max (5.89m max x 4.22m max)

Comprising sink and drainer set in a base unit; further base and wall units; plumbing for dishwasher; window; quarry tiled flooring.

Utility Room:

15' 1" max x 8' 1" (4.60m max x 2.46m)

With Belfast style sink unit; base cupboards; radiator; wall and floor tiling; walk in larder; plumbing for washing machine; opening to:

Store:

Store room leading to separate wc; door leading outside

Stairs:

With stained glass window half way up leading to:

First Floor Landing:

With doors off to:

Bathroom:

Having bath; wash hand basin; radiator; wall tiling; window.

Separate W C:

With low level wc.

Main Bedroom:

16' 4" x 16' 1" (4.98m x 4.90m)

With window: door leading into:

En Suite:

Having sunken bath; shower cubicle; low level wc; wall tiling.

Bedroom:

16' 4" max x 15' 6" max (4.98m max x 4.72m max)

Having alcove built in wardrobes; two windows.

Bedroom:

17' 9" x 10' 2" (5.41m x 3.10m)

With built in wardrobes; window.

Bedroom:

11' 7" x 9' 8" (3.53m x 2.95m)

With window.

Second Floor:

Room:

17' 3" x 16' 1" (5.26m x 4.90m)

Part restricted head height. With window.

Store:

9' 4" x 8' 2" (2.84m x 2.49m)

Attached Garage:

20' 3" x 9' 11" (6.17m x 3.02m)

With double doors; window; personal door; power; cold water tap.

Gardens:

The driveway leads to the attached garage and lawned area with tree and shrub plantings. Disused swimming pool 28ft x 14ft which can be reinstated.

Please Note:

Photographs may have been taken using a wide angle lens.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

AUCTION DATE: TUESDAY 28th JULY 2026

BIDDER REGISTRATION: BY 2pm MONDAY 27th JULY 2026

WHERE TO BID: Please ensure you are registered to bid on the Barnard Marcus Auctions website.

LEGAL PACK: Download from Barnard Marcus Auctions

Conditions Of Sale:

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Health & Safety Advice:

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

Guide And Reserve Prices:

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Note:

The auctioneers offer four ways to bid including internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash deposits. The sale of each lot is subject to a documentation charge of £1,800 (including vat) payable on the fall of the hammer. Guidance notes are set out in the catalogue in relation to auction lots, particularly from a purchasing perspective.



view this property online bagshawsresidential.co.uk/Property/UTR110299



welcome to

Brooklands, Old Road, Tean, Stoke-On-Trent

- For Sale By Auction
- Grade II Listed Four Bedroom plus Second Floor Room
- In need of complete renovation/refurbishment
- Offering Excellent Potential
- Sizeable Plot. Attached Garage & Store

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: E

Guide price

£375,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/UTR110299](https://www.bagshawsresidential.co.uk/Property/UTR110299)



Property Ref:
UTR110299 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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