

Property details approval form

The Cottage Stores, Stone Road, Tittensor, Stoke-On-Trent, Staffordshire, England, ST12 9HA

Date: 20 August 2026

Property Ref and Version: STD108109 - 0002

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£300,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- > MODERN FITTED KITCHEN
- > SPACIOUS OPEN PLAN LIVING/DINING AREA
- > STUDY TO GROUND FLOOR
- > MODERN FAMILY BATHROOM
- > REAR COURTYARD WITH LOW MAINTENANCE PAVING

○ Short Description

Viewing is highly recommended to fully appreciate the setting, versatility and potential this delightful village home has to offer

○ Long Description

Nestled in the heart of the highly sought-after village of Tittensor, The Cottage Stores is a charming semi-detached home offering a wonderful blend of character, comfort and countryside living. Situated on Stone Road, this attractive property enjoys a convenient position with excellent access to nearby Stone, Newcastle-under-Lyme and the M6, whilst retaining the peaceful feel of a traditional Staffordshire village. Tittensor is a popular village offering a welcoming community atmosphere, highly regarded schools and being within walking distance of the popular Trentham gardens as well as country walks along the canal path into Stone. The nearby market town of Stone provides a wide range of shops, restaurants, supermarkets and leisure facilities, making this an ideal location for buyers seeking the balance of rural charm and everyday convenience.

The accommodation provides well-proportioned living space ideally suited to families, couples or those seeking a semi-rural lifestyle. The property offers bright and versatile rooms throughout, with the potential for up to four bedrooms, creating flexible accommodation to suit a variety of needs.

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Externally the property benefits from a low-maintenance rear garden laid to paving, creating an excellent outdoor space for relaxing and entertaining. Designed with ease of upkeep in mind, the garden provides an ideal setting for al fresco dining, allowing homeowners to make the most of the warmer months.

○ **Directions**

○ **Agents Note**

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○ Room Description

Internally

Entrance Hallway

Having front door access and doors into;

Living Room

Having double glazed window to front and spotlights.

Dining Room

Having double glazed patio doors into rear and wood flooring.

Kitchen

Modern fitted kitchen with double glazed window and door to side, offering a range of wall and base units incorporating work surfaces over, oven with induction hob and cooker hood, stainless steel sink and drainer, vertical radiator and wood flooring.

Playroom

Having double glazed patio doors into rear, radiator and carpet flooring.

Study/ Bedroom Four

Having double glazed window to front, radiator and carpet flooring.

First Floor Landing

Having stairs leading from entrance hallway and doors into;

Bedroom One

Having double glazed window to front, built in wardrobes, radiator and carpet flooring.

Bedroom Two

Having double glazed window to front, radiator and carpet flooring.

Bedroom Three

Having double glazed window to rear, radiator and carpet flooring.

Bathroom

Having W.C, wash hand basin, bath with shower overhead, towel radiator and tiled flooring.

Externally

Externally the property benefits from a low-maintenance rear garden laid to paving, creating an excellent outdoor space for relaxing and entertaining. Designed with ease of upkeep in mind, the garden provides an ideal setting for al fresco dining, summer barbecues and outdoor seating, allowing homeowners to make the most of the warmer months.

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○ Room Description

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○ Property Images



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Property Images



Total floor area 98.2 m² (1,057 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (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](#)

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○ Floor Plan

○ Approval

Signature		Date
Mike Alldritt		
Mr J. Fairley		