

# Chapel Street, Forsbrook, Stoke-On-Trent. ST11 9DA



# welcome to

## **Chapel Street, Forsbrook, Stoke-On-Trent**

Situated in the heart of the picturesque village of Forsbrook is this WELL PRESENTED semi-detached home offering excellent family accommodation and Bagshaws Residential recommend EARLY VIEWING. The accommodation comprises: kitchen diner, spacious lounge, downstairs wc, three bedrooms & shower room.













Access to the property is gained via driveway providing off road parking with steps leading up to:

#### **Entrance Door:**

Leading into:

#### **Entrance Hallway:**

With stairs to the first floor accommodation; doors off to:

#### **Downstairs W C:**

With low level wc with wash hand basin over.

#### Lounge:

12' 10" x 12' 7" ( $3.91m \times 3.84m$ ) With walk in bay window to the front elevation; two vertical central heating radiators; wood effect flooring; opening into:

#### **Kitchen Diner:**

19' x 10' 5" max ( 5.79m x 3.17m max ) A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated oven; hob with cooker hood over; integrated dishwasher and fridge freezer; plumbing for washing machine; double glazed window to the rear elevation; wood effect flooring; double glazed French doors leading out to the rear garden.

### **Stairs From The Hallway:**

Leading to:

#### **First Floor Landing:**

With double glazed window to the side elevation; central heating radiator; doors off to:

#### **Bedroom One:**

12' into bay excl wardrobes x 10' 11" ( 3.66m into bay excl wardrobes x 3.33m )
With double glazed bay window to the front elevation; central heating radiator; built in wardrobes.

#### **Bedroom Two:**

11' x 8' 2" max ( 3.35m x 2.49m max ) With double glazed window to the rear elevation; central heating radiator; alcove storage.

#### **Bedroom Three:**

7' 11" x 6' 1" ( 2.41m x 1.85m ) With stair hub; double glazed window to the front elevation; central heating radiator.

#### **Shower Room:**

Having enclosed shower cubicle with wall mounted shower; low level wc; wash hand basin set in a vanity unit; complementary tiling; double glazed window to the rear elevation; heated towel rail; wood effect flooring.

#### Gardens:

To the front of the property the driveway provides off road parking with lawned area and shrub plantings. The enclosed rear garden has patio area, lawned area step leading to further lawned area with shrub plantings and further patio area. Outbuilding

#### **Please Note:**

Photographs may have been taken using a wide angle lens.





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# **Chapel Street, Forsbrook Stoke-On-Trent**

- Village Location
- Semi Detached Home
- Lounge. Kitchen Diner
- Three Bedrooms. Shower Room
- Driveway. Gardens

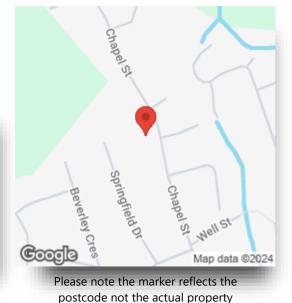
Tenure: Freehold EPC Rating: C

offers in the region of

£230,000







view this property online bagshawsresidential.co.uk/Property/UTR109475



Property Ref: UTR109475 - 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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# bagshaws residential



01889 567567



Utto xeter @bagshaws residential. co. uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



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