



# ESTATE AGENTS

*... the key to a successful move*



**Chapel Street, Forsbrook, Stoke-On-Trent, Staffordshire, ST11  
9DA**

**Offers in the  
region of  
£260,000**

\* GREAT FAMILY HOME \* EXTENDED SEMI DETACHED HOUSE

\* LOUNGE \* KITCHEN/DINER

\* GOOD SIZED BEDROOMS

\* REAR GARDEN \* OFF ROAD PARKING

\* DETACHED GARAGE

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)



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

## ACCOMMODATION

### DESCRIPTION

What a great opportunity to purchase a three bedroom extended semi detached property in a semi rural location in popular area within easy access of the A50 Stoke - Derby link road, Hanley city centre, the market towns of Uttoxeter and Leek and the local villages of Forsbrook and Blythe Bridge. The accommodation comprises: Entrance hall, lounge, open plan kitchen/diner and to the first floor three bedrooms and a shower room, externally there is a drive providing ample parking and leading to garage, gardens. Additional benefits include uPVC double glazing and gas central heating. NO CHAIN

### GROUND FLOOR

#### ENTRANCE HALL

Ceiling light point, radiator, stairs leading to the first floor.

#### LOUNGE 12'9" x 12'9" (3.9 x 3.9)

Feature fire surround housing a multi fuel burner, ceiling light point, radiator, T.V. aerial point, uPVC double glazed window.

#### OPEN PLAN KITCHEN/DINER 15'3" x 19'7" (4.65 x 5.99)

Fitted with a range of wall and base units and co-ordinating work tops, built in double oven, induction hob, integrated fridge/freezer, sink and drainer with mixer tap. Ceiling light point, radiator, uPVC exterior door, uPVC double glazed window, uPVC double glazed patio door leading to outside.

### FIRST FLOOR

#### BEDROOM ONE 13'8" x 10'9" (4.18 x 3.28)

Fitted wardrobes, ceiling light point, radiator, uPVC double glazed window.

#### BEDROOM TWO 7'10" x 10'8" (2.41 x 3.27)

Fitted wardrobes, ceiling light point, radiator, uPVC double glazed window.

#### BEDROOM THREE 6'0" x 7'10" (1.84 x 2.39)

Ceiling light point, radiator, uPVC double glazed window.

#### SHOWER ROOM 7'8" x 5'4" (2.34 x 1.65)

Fitted with a three piece white suite comprises: walk in shower, wall mounted wash hand basin, low level w.c. Ceiling light point, radiator, uPVC double glazed window.

### EXTERNALLY

There is a drive providing ample off road parking, leading to a detached garage. To the front is a garden predominantly laid to lawn. To the rear is an enclosed garden with patio seating area. There is a summer House with power and electrics.



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

## GENERAL INFORMATION

### Services

We believe all are available.

### Tenure

Assumed to be Freehold

### Viewing

Strictly by appointment with the agents. 01782 399911

### Council Tax Band

For details of council tax band telephone  
0845 605 3010 Staffordshire Moorlands

### Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

## MORTGAGE ADVICE

Independent Mortgage Advice with 100's of lenders to choose from.

Our Mortgage Advisor can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 399911.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotations available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Ground Floor



First Floor

Chapel Street, Forsbrook FLOOR PLAN



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