

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



32 Beverley Crescent, Forsbrook, Stoke-On-Trent, ST11 9DQ

£245,000

- Watch Our Online Video Tour!
- Ready To Move In
- Garage
- Semi Rural Location
- Three Bedroom Detached House
- Generous Size Garden
- Two Driveways
- No Onward Chain

A detached property in a sought after location with flexible accommodation and offered for sale with no onward chain!

Austerberry Estate Agents are delighted to offer for sale this three bedroom detached house in Forsbrook.

The ground floor is currently comprised of an entrance porch and hallway, living room, bedroom, bathroom and kitchen as well as a separate dining room with access to the first floor. The first floor provides two bedrooms.

Outside, there are two driveways at the front of the property offering plenty off space to park. There is also a useful garage which features power and lighting. The rear garden is of a generous size and is a perfect place to relax and host social gatherings.

The property is ready to move into but we appreciate that you may want to carry out some selective updating at your leisure.

The location really is first class and Forsbrook is well regarded as a semi rural village on the edge of the Staffordshire Moorlands, providing convenient access to both urban and rural localities. There are a plethora of local amenities nearby and local schools are only a short journey away.

See our online virtual tour and for more information call or e-mail us.



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ENTRANCE PORCH

UPVC double glazed windows and front door. Tiled floor.

HALLWAY

UPVC double glazed internal front door. Fitted carpet. Radiator. Store cupboard.

LIVING ROOM

14'02max x 11'11 max (4.32mmax x 3.63m max)

UPVC double glazed window. Fitted carpet. Radiator. Gas fire.

BEDROOM

11'06 x 7'11 (3.51m x 2.41m)

UPVC double glazed window. Fitted carpet. Radiator

BATHROOM

8'03 max x 6'04 (2.51m max x 1.93m)

UPVC double glazed window. Vinyl floor. Radiator. W/C, Wash basin, Bath with overhead shower. Part tiled walls. Store cupboard with hot water cylinder.

DINING ROOM

12'05 max x 9'11 max (3.78m max x 3.02m max)

UPVC double glazed window. Fitted carpet. Stairs to first floor.

KITCHEN

11'03 max x 10'01 (3.43m max x 3.07m)

UPVC double glazed window. UPVC double glazed back door. Vinyl floor. Radiator. Tiled walls. Range of base cupboards and wall units.

LANDING

UPVC double glazed window. Fitted carpet

BEDROOM

11'07 max x 11'07 max (3.53m max x 3.53m max)

UPVC double glazed window. Fitted carpet. Radiator. Storage area.

BEDROOM

11'08 max x 9'05 max (3.56m max x 2.87m max)

UPVC double glazed window. Fitted carpet. Radiator.

OUTSIDE

To the rear of the property there is a gravelled area. Borders with shrubs and plants. Patio area.

At the front of the property there are two driveways, access to the garage and a small lawn

GARAGE

16'01 x 8'08 (4.90m x 2.64m)





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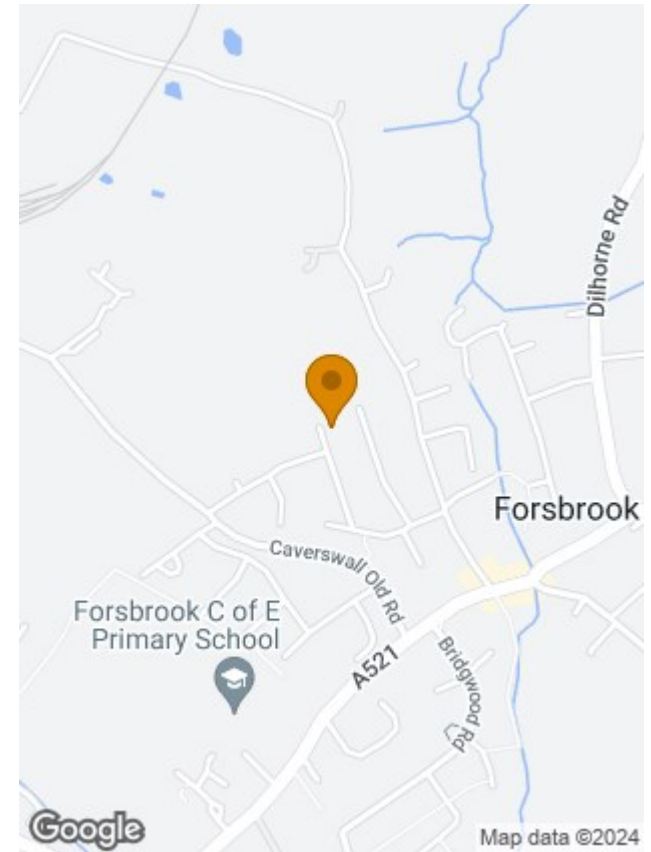


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

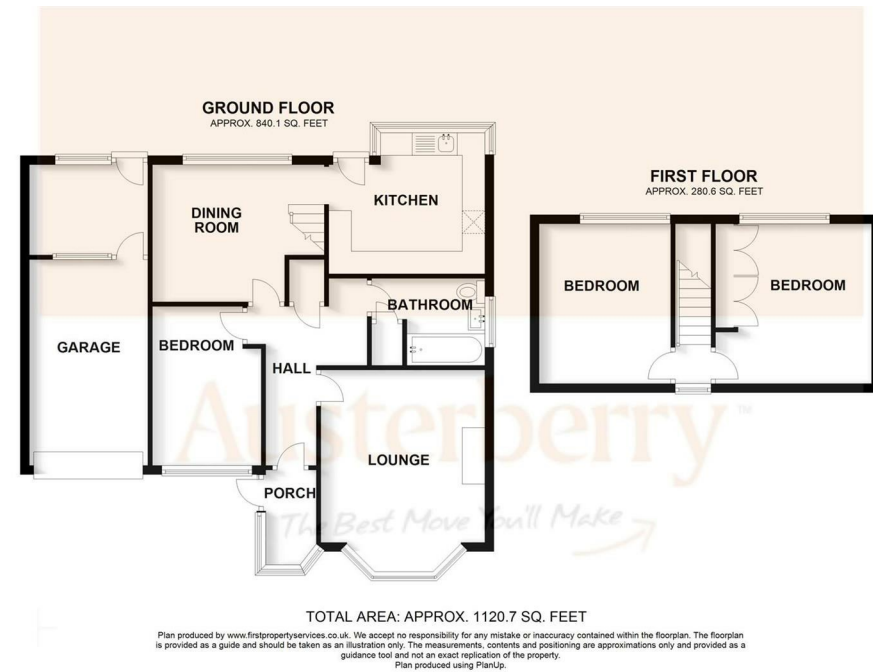
Tenure - Freehold

Council Tax Band - C



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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