

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



36 Forsyte Road, Saxonfields, Stoke-On-Trent, ST3 5SH

£225,000

- Watch Our Online Video Tour!
- Three Bedroom Detached House
- Combi Boiler
- Modern Shower Room
- Stylish Kitchen
- Brick Garage
- Full Width Conservatory
- Off Road Parking

A detached house with everything required for the perfect family home!

This property in Saxonfields, Adderley Green really does have a lot to offer and the size and spec of the accommodation is very impressive.

At the front of the property you will find a block paved driveway providing off road parking for multiple vehicles. The ground floor features a spacious living room, a stylish kitchen with space to dine and at the back of the property is a stunning full width conservatory which opens out into the delightful back garden, which has been designed with thought and imagination!

The first floor provides three good sized bedrooms as well as an excellent and modern shower room complete with storage space.

There's a brick garage containing the combi boiler and UPVC double glazing throughout! This is a fantastic family home which really does need to be seen to be appreciated.

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



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## ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Access to the first floor.

## LIVING ROOM

15'09 max x 10'10 max (4.80m max x 3.30m max)

Two UPVC double glazed windows. Fitted carpet. Radiator. Electric fire.

## KITCHEN/ DINER

15'09 max x 10'11 max (4.80m max x 3.33m max)

UPVC double glazed window. Laminate flooring. Radiator. Store cupboard. Range of base units and wall cupboards. Part tiled walls. Fitted extractor fan. UPVC double glazed door into the...

## CONSERVATORY

16'02 max x 7'0 max (4.93m max x 2.13m max)

UPVC double glazed patio doors into the garden. Laminate floor. Radiator.

## FIRST FLOOR

### LANDING

Fitted Carpet

### BEDROOM ONE

12'11max 8'07 min x 11'01 max (3.94mmax 2.62m min x 3.38m max)

UPVC double glazed window. Fitted carpet. Radiator. Fitted Wardrobe

### BEDROOM TWO

11'05 max 8'05 min x 11'01 max (3.48m max 2.57m min x 3.38m max)

UPVC double glazed window. Fitted carpet. Radiator. Fitted Wardrobe

### BEDROOM THREE

8'03 x 7'02 (2.51m x 2.18m)

UPVC double glazed window. Fitted carpet. Radiator.

### SHOWER ROOM

7'11 max 5'03 min x 6'09 3'11 min (2.41m max 1.60m min x 2.06m 1.19m min)

UPVC double glazed window. Tiled floor. Feature vertical radiator. Fully tiled walls. Shower. Wash basin. W/C. Storage cupboard.

### OUTSIDE

To the rear two Composite decking areas. Small lawn. Paved area. Graveled area occupied by pots and plants. Outdoor power sockets.

At the front of the property there is a block paved driveway providing ample off road parking.

### GARAGE

16'02 max x 7'10 max (4.93m max x 2.39m max )

'Up and over' garage door. Power and lighting. UPVC double glazed rear door and window. Worcester combi boiler.





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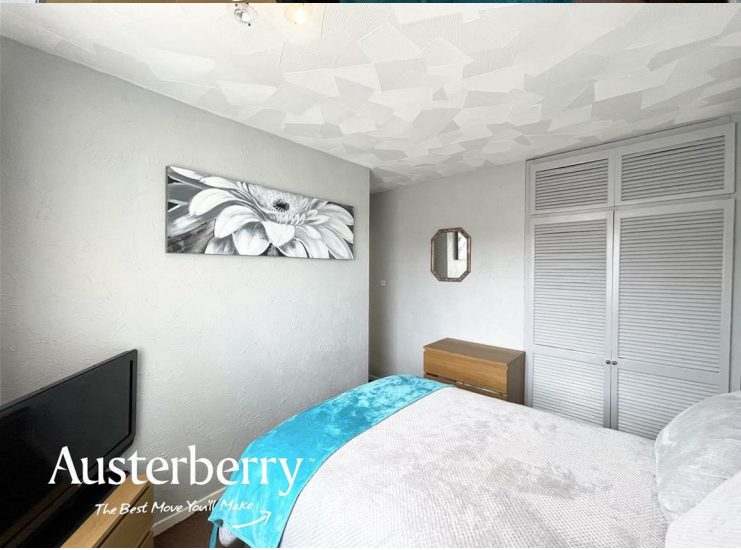
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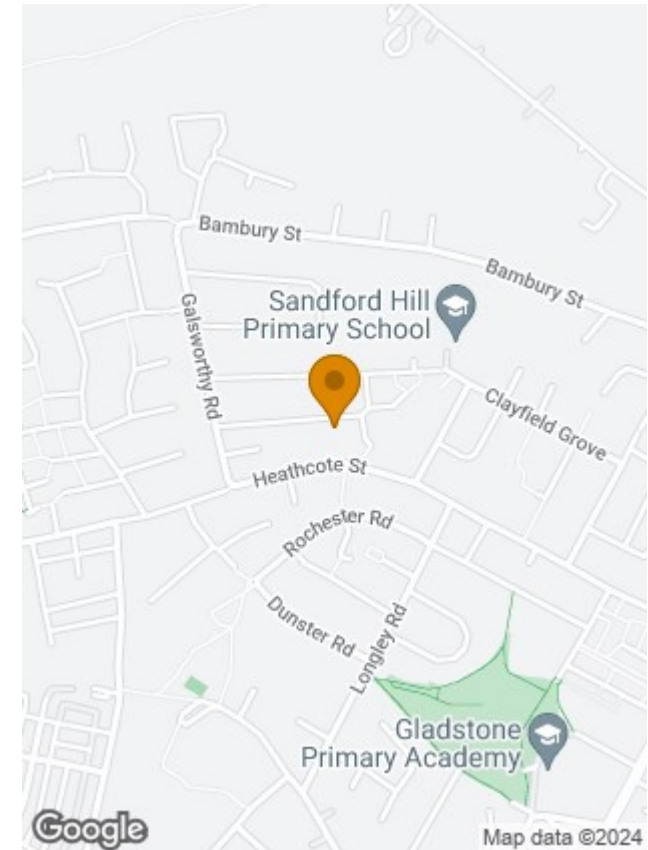


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>64</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Google

Map data ©2024

## MATERIAL INFORMATION

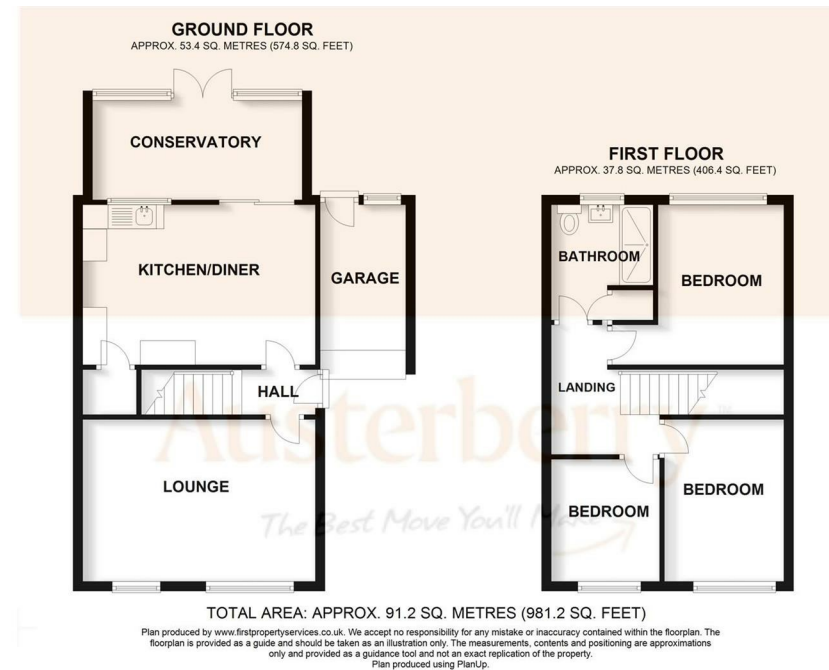
Tenure - Freehold

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](mailto:enquiries@austerberry.co.uk)

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