



17 Springfield Drive, Forsbrook, Stoke-On-Trent, ST11 9DF

£220,000

- Watch Our Online Video Tour!
  - No Onward Chain
- Double Glazing Throughout
- Block Paved Driveway
- An Extended Bungalow
- Combi Boiler
- Practical Dining Area
- Garage

An extended bungalow in a perfect Forsbrook location!

This bungalow has been loved and maintained for many years, but it is now offered for sale with no onward chain.

Featuring gas central heating from a combi boiler and UPVC double glazed windows throughout, the bungalow benefits from a full width extension to the rear which provides a practical dining area just off the kitchen, as well as creating a very good sized master bedroom.

At the front of the property is a level, block paved driveway as well as a brick garage with front and rear access.

Forsbrook is a peaceful village location which enjoys a semi rural atmosphere. Local amenities are only a short distance away and bungalows in this area are increasingly hard to find!

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



**Austerberry**  
The Best Move You'll Make

## ENTRANCE PORCH

UPVC double glazed front door. UPVC double glazed window. Vinyl flooring.

## HALLWAY

Timber internal door. Fitted carpet. Radiator. Access to the loft which is border and has ladders and contains the combi boiler.

## LIVING ROOM

13'09 max x 11'11 max (4.19m max x 3.63m max)

UPVC double glazed window with fitted vertical blinds. Fitted carpet. Radiator. Electric fire.

## BEDROOM ONE

17'11 max x 12'02 max 7'06 min (5.46m max x 3.71m max 2.29m min)

UPVC double glazed window with fitted vertical blinds. Fitted carpet. Radiator.

## BEDROOM TWO

11'04max x 7'09 max (3.45mmax x 2.36m max)

UPVC double glazed window with fitted vertical blinds. Fitted carpet. Radiator.

## BATHROOM

8'0 x 6'03 (2.44m x 1.91m)

UPVC double glazed window. Tile effect vinyl flooring. Radiator. Part tiled walls. Bath with shower screen. W/C. Wash basin

## KITCHEN

11'01 x 7'10 (3.38m x 2.39m)

UPVC double glazed window fitted vertical blinds. Tile effect vinyl flooring. Radiator. Part tiled walls. Range of wall cupboards and base units. Integrated oven and gas hob with wall mounted extractor.

## DINING AREA

10'09 x 6'11 (3.28m x 2.11m)

UPVC double glazed rear door. UPVC double glazed window. Tile effect vinyl flooring. Radiator.

## OUTSIDE

To the front of the property are established trees, plants and shrubs. A block paved driveway providing parking for multiple vehicles and leading to the garage.

Fully enclosed rear garden which has an Indian Stone patio area, decking area, lawn, established trees, plants , shrubs and water tap.

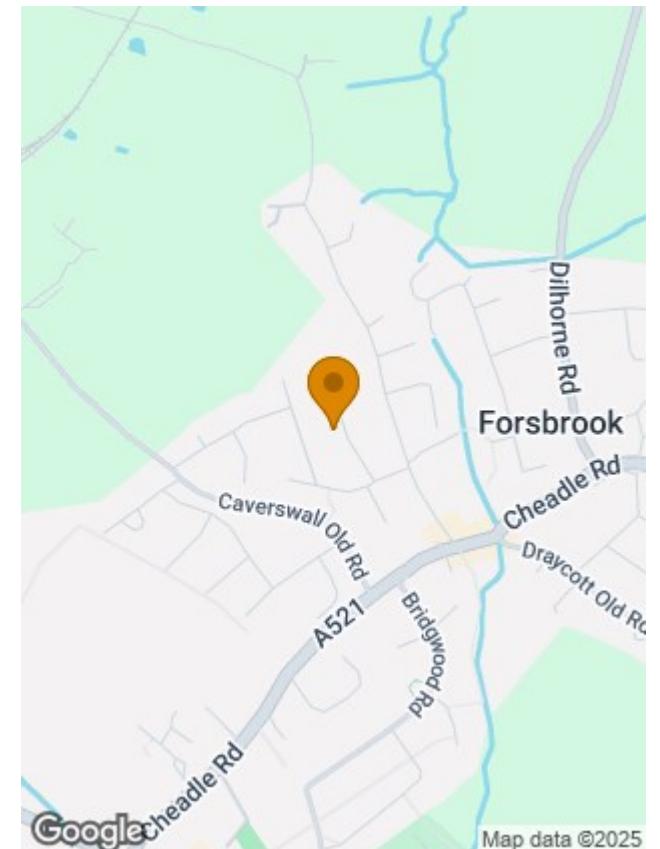
## GARAGE

Manual up & over door, power & lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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](mailto:enquiries@austerberry.co.uk)

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