

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



178 Draycott Old Road, Forsbrook, Stoke-On-Trent, ST11 9AJ

£224,950

- Four Bedrooms
- Ground Floor Cloakroom
- Separate Lounge And Dining Room
- Repair And Improvement Required
- Exceptional Location
- Conservatory
- Utility Room
- Oil Fired Boiler

Four bedrooms and an exceptional location!

In an exceptionally desirable and delightful location adjacent to open farmland and with open rural views to the front but a semi-detached house which is in need of repair and general modernisation.

Please note that this house requires immediate repairs to the main roof or re-roofing in addition to general updating but is priced to take this into account and has exceptional potential.

The accommodation is well proportioned and of a practical size for a family as well as having the potential to be increased in size, subject to appropriate consent.

The central heating system is oil fired and the boiler and oil storage tank have been installed in recent years.

This is a rare opportunity!

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. UPVC double glazed window. Radiator. Grey laminate look vinyl flooring. Under stairs storage area.

CLOAKROOM/WC

7'3 x 2'6 (2.21m x 0.76m)

Vinyl flooring. White low level wc and wash basin. Stainless steel centrally heated towel rail radiator.

LOUNGE

13'2 x 11'4 (4.01m x 3.45m)

Fitted carpet. Double radiator. UPVC double glazed window. Feature fireplace with solid/multi fuel stove. Open arch leading into the...

DINING ROOM

9'7 x 7'11 (2.92m x 2.41m)

Tile effect vinyl flooring. Double radiator. Double glazed patio doors leading into the conservatory. Open arch into the kitchen.

CONSERVATORY

10'2 x 5'7 (3.10m x 1.70m)

UPVC double glazed windows and door into the garden. Fitted blind.

KITCHEN

9'7 x 9'5 max (2.92m x 2.87m max)

Tile effect vinyl flooring. Range of wall cupboards and base units with a white painted finish. Radiator. UPVC double glazed window.

HALL

Giving access to a store room and with a door into the garage.

UTILITY ROOM

8'8 x 5'1 (2.64m x 1.55m)

Single drainer stainless steel sink unit. Shelving. Plumbing for washing machine. UPVC double glazed window and rear external door. Radiator.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Storage/airing cupboard with radiator.

BEDROOM ONE

15'11 x 12'9 (4.85m x 3.89m)

Double radiator. Two UPVC double glazed windows and patio doors leading onto a balcony at the rear.

BEDROOM TWO

11'3 x 11'1 (3.43m x 3.38m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

11'3 x 9'9 (3.43m x 2.97m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM FOUR

8'4 x 7'3 max (2.54m x 2.21m max)

UPVC double glazed window. Fitted wardrobe and storage cupboard. Fitted shelving and storage cupboard.

BATHROOM/WC

8'1 x 5'5 (2.46m x 1.65m)

White panelled bath with shower fitting, wash basin and wc. Radiator. Two UPVC double glazed windows.

OUTSIDE

There is a south/south westerly facing rear garden of compact size and the property is adjacent to farmland to the side and rear and has open views to the front.

N.B There is an externally located oil fired central heating boiler (we understand from the owner of the property that this was installed approx. four/five years ago) and there is a modern oil storage tank to the side of the house.

There is a block paved drive at the front of the house together with a small front garden. The drive leads to the...

INTEGRAL GARAGE

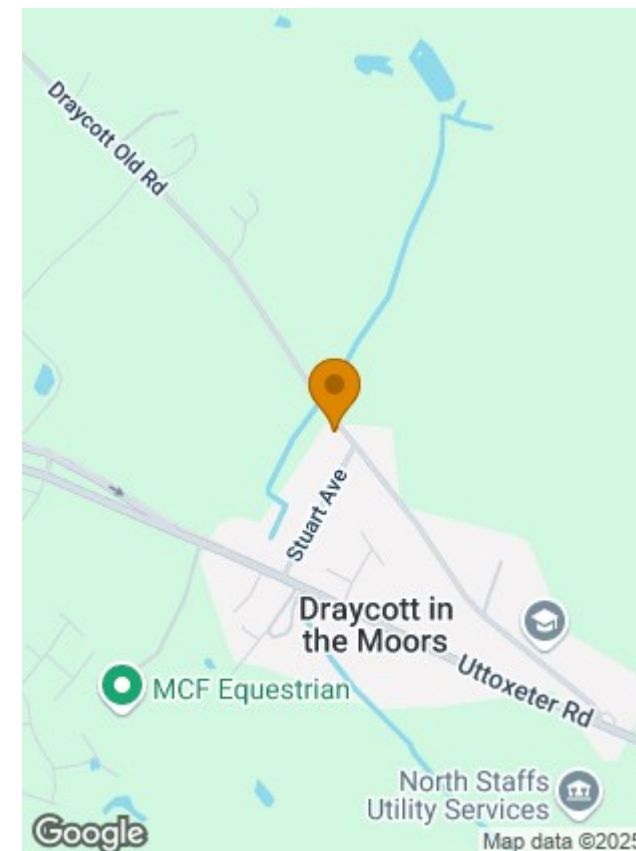
Roller shutter door. UPVC double glazed window. Light and power.

NB - Gas is not connected to the property but is available.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

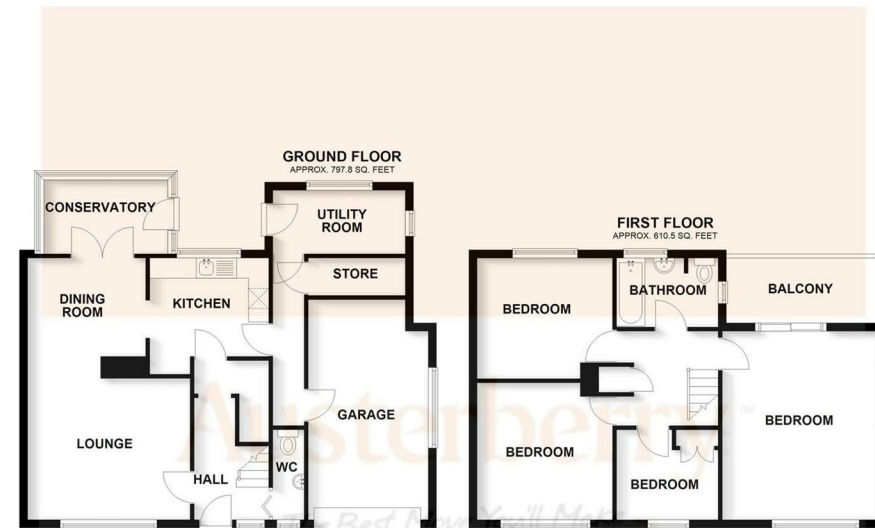
Tenure - Freehold

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.



TOTAL AREA: APPROX. 1408.3 SQ. FEET

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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