

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



23 Greenwood Road, Forsbrook, Stoke-On-Trent, ST11 9DB

£1,100 PCM

- Ready To Let Now!
- Three Bedrooms
- Lounge, Dining Room And Study
- Impressive Extended Kitchen
- UPVC Double Glazing & Gas Central Heating
- Garage
- Delightful Rear Garden
- Close To The Village Centre

AVAILABLE TO LET NOW!

A DETACHED HOUSE WITH THREE BEDROOMS AND WITHIN WALKING DISTANCE OF THE VILLAGE CENTRE!

An attractive three bedroom detached family home in the popular village of Forsbrook.

On the ground floor you will find a large hallway, lounge and two additional reception rooms. A fully fitted kitchen with integrated appliances, ground floor cloakroom and attached garage completes the accommodation whilst there are three spacious bedrooms and a modern family bathroom upstairs.

There is a drive to the front for a couple of vehicles and a delightful rear garden backing onto a stream.

For more information on the application process, please visit our website. You can request an application form by e-mailing us with the names of everyone over the age of 18 who will be applying and their e-mail addresses.



GROUND FLOOR

ENTRANCE HALL

Laminate flooring. Upvc double glazed front door and windows. Radiator. Understairs storage cupboard.

CLOAKROOM/WC

5'3" x 2'4" (1.60 x 0.71)

Laminate flooring. White corner wash basin and low level wc. Upvc double glazed window.

LOUNGE

16'0" x 11'0" (4.88 x 3.35)

Fitted carpet. Radiator. Upvc double glazed window. Timber fireplace surround and coal effect gas fire.

DINING ROOM

10'5" x 10'1" (3.18 x 3.07)

Laminate flooring. Radiator. Low voltage spotlights.

STUDY

10'2" x 8'1" (3.10 x 2.46)

Fitted carpet. Radiator. Upvc double glazed window. Doors from the dining room and the kitchen.

KITCHEN

19'1" x 7'3" (5.82 x 2.21)

Tiled floor. Excellent and comprehensive range of modern wall cupboards and base units with a medium/light timber finish and complete with integrated double oven, electric hob and hood. Two timber Velux roof lights. Upvc double glazed window and Upvc double glazed double doors leading to the garden. Radiator. Door to the garage.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Upvc double glazed window.

BEDROOM ONE

13'10" x 11'0" (4.22 x 3.35)

Fitted carpet. Radiator. Upvc double glazed window. Range of built in wardrobes with storage cupboards over.

BEDROOM TWO

12'5" x 11'0" (3.78 x 3.35)

Fitted carpet. Radiator. Upvc double glazed window. Access to the loft.

BEDROOM THREE

9'4" x 7'7" (2.84 x 2.31)

Fitted carpet. Radiator. Upvc double glazed window. Fitted shelving. Storage cupboard/wardrobe.

BATHROOM/WC

Tiled walls. Tile effect flooring. White suite complete with shower over the bath. Radiator. Upvc double glazed window. Airing cupboard with combi boiler.

OUTSIDE

To the rear there is a charming landscaped garden which runs down to a small stream and from which there are really delightful views across open amenity land within the village.

There is a small garden to the front of the property and a driveway leading to the...

ATTACHED SINGLE GARAGE

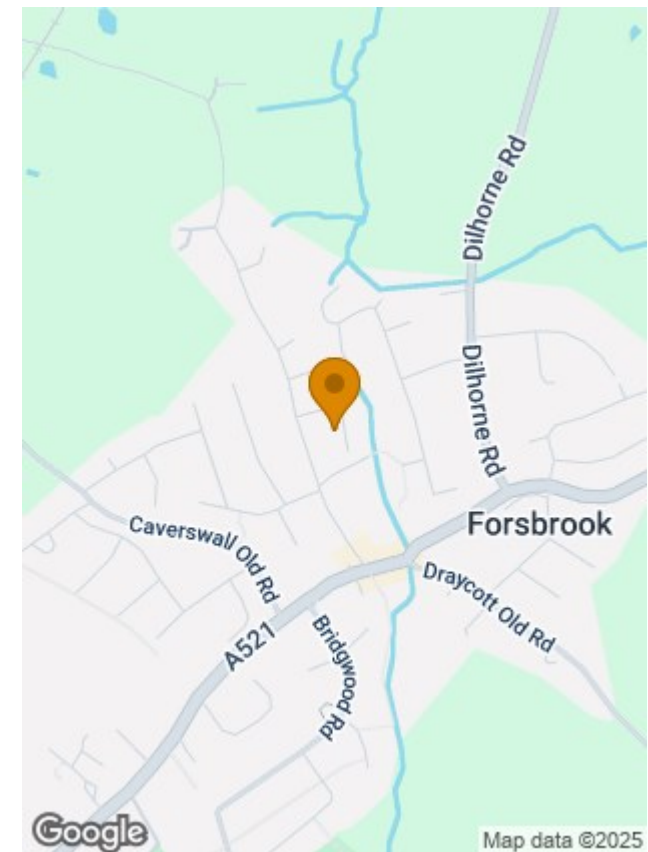
18'3" x 8'1" internal (5.56 x 2.46 internal)

Upvc double glazed window. Up and over door. Light and power. Plumbing for automatic washing machine.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



CONDITIONS OF LET

- * Smoking: No Smoking is permitted in the Property
- * Pets: If you have a pet or are considering having one during the course of the tenancy, it will be at the Landlord's discretion as to whether this will be accepted so you should advise us of this prior to application. Please note the Landlord may wish to ask for a higher rental amount than advertised if they accept a pet.
- * Financial: You will be required to have a gross (before deductions/outgoings) monthly income of at least 2.5 times the rent e.g. if the monthly rent is £500, then you will need to have a monthly income at least £1,500. You will also be required to pay the rental amount monthly and in advance. If you are unable to meet these financial requirements, then you should advise us prior to application as it will be at the Landlord's discretion as to whether you will be accepted. If you are in employment, you must have been employed in your current job for at least six months, if you are self-employed we will want to see 6 months of bank statements to show your income or if you are in receipt of benefits, we will need to see confirmation of the benefits received and the amounts being paid to you.

WHAT IT WILL COST

PRIOR TO MOVING IN:

- * One month's rent due on move in
- * Deposit - the deposit is the equivalent of 5 weeks rent and is due on move in
- * Holding Deposit - the holding deposit is the equivalent of one weeks' rent and is due at the point an application is accepted and a let agreed. The holding deposit will be deducted from the monies due on move in.

DURING A TENANCY:

- * Payment of £50 if you want to change the tenancy agreement
- * Payment of reasonable costs incurred for replacement keys/security device if lost by you during the tenancy
- * Payment of any unpaid rent or other reasonable costs associated with any early termination of your tenancy
- * Payment of all services i.e. gas, electricity, water, television licence, council tax, telephone, broadband and installation/subscription charges for cable/satellite to the provider of that service if permitted and applicable
- * Any other permitted payments not stated above which are entitled to be claimed under relevant legislation including contractual damages.

TENANT PROTECTION

Austerberry is a member of Propertymark's Client Money Protection (CMP) Scheme, which is a client money protection scheme, and also a member of the Property Redress Scheme, which is a redress scheme. You can find out more details on our website or by contacting us directly.

TO APPLY

For more information on the application process, please visit our website. You can request an application form by e-mailing lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses.

PLEASE NOTE

- * These lettings particulars have been prepared as a general guide and are not to be relied upon as part of the contract for let.
- * 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.

MATERIAL INFORMATION

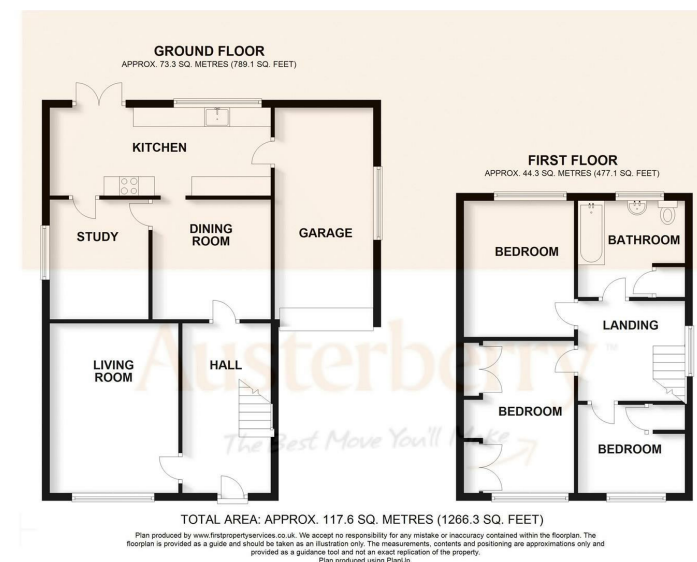
Rent - £1100pcm

Deposit - £1269

Holding Deposit - £253

Council Tax Band - C

Minimum Rental Term – 6 months



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

Austerberry™
the best move you'll make