



## 17 Draycott Old Road, Stoke-On-Trent, ST11 9AL

**Offers in the region of £280,000**

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

"Every day is a journey, and the journey itself is home." – Matsuo Basho

Three-bedroom semi-detached home on Draycott Old Road offering a practical layout and strong potential. Comprising lounge diner, kitchen, conservatory and useful converted garage for storage. Upstairs features three well-sized bedrooms and a family bathroom. With off-road parking via a frontal driveway, the property requires some modernisation- ideal for buyers looking to add value.

### Denise White Agent Comments

Situated on Draycott Old Road in the sought-after village of Forsbrook, this attractive three-bedroom semi-detached home offers a well-balanced layout in a highly convenient location, just a short stroll from a range of local amenities including shops, restaurants, and traditional public houses.

The accommodation opens with a welcoming entrance hallway, leading to a versatile converted garage space, currently set up for dog grooming but offering excellent flexibility. An inner hallway flows through to a spacious kitchen and a bright lounge diner, creating an ideal setting for both everyday living and entertaining, with further access into a charming conservatory overlooking the rear garden.

Upstairs, the property features three generously sized bedrooms along with a family bathroom, providing comfortable accommodation for families or those seeking additional space.

Externally, the home benefits from a driveway to the front, offering off-road parking, and a private, enclosed garden to the rear—perfect for relaxing or enjoying outdoor gatherings.

This is a fantastic opportunity to acquire a well-positioned home with great potential, set within a popular and well-connected village location.

### Entrance Hallway

Composite doors to the front and rear aspects. Vinyl Flooring. Ceiling light. Doors leading into:-

### Inner Hall



Wooden flooring. Radiator. Stairs leading to first floor. Ceiling light. Doors leading into :-

### Kitchen

14'1" x 10'11" (4.31 x 3.33)



Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink unit. Integrated dishwasher. Space for cooker with extractor fan over. Cupboard housing combination boiler. Tiled flooring. Radiator. uPVC window to the front and side aspect. Ceiling light.

## Lounge

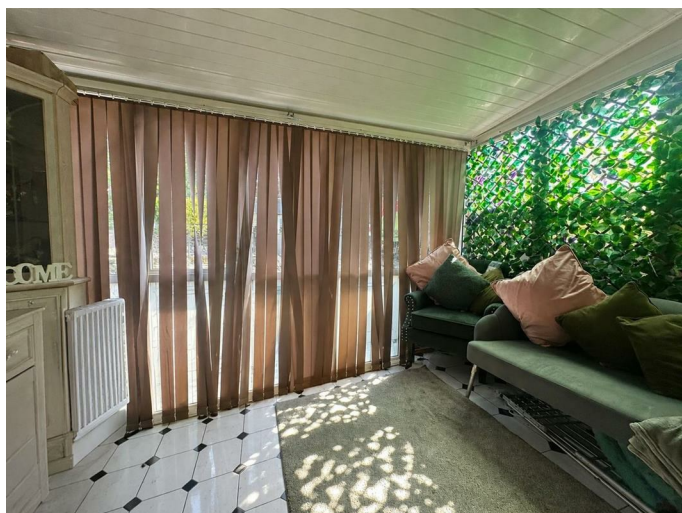
19'10" x 11'7" (6.05 x 3.55)



Wooden Flooring. Radiator. Gas fire. uPVC window to the front aspect. Ceiling light. Sliding doors leading into :-

## Conservatory

11'11" x 6'9" (3.65 x 2.07)



Tiled flooring. uPVC windows to the rear aspect.

## Storage Room/ Dog Grooming Space

16'9" x 10'5" (5.12 x 3.19)

Fitted dog grooming bath. Windows to the front and rear aspects. Ceiling light.

Please note this has been converted into a dog grooming space.

## First Floor Landing

Carpet. Radiator. uPVC window to the rear aspect. Loft access. Ceiling light. Doors leading into :-

## Bedroom One

11'9" x 10'0" (3.59 x 3.07)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

## Bedroom Two

10'7" x 10'4" (3.24 x 3.17)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

### Bedroom Three

8'7" x 8'11" (2.62 x 2.74 )



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

### Bathroom

9'6" x 5'2" (2.90 x 1.59 )



Fitted with a suite comprising of a Free standing double ended bath with floor mounted mixer tap, shower cubicle with rainfall showerhead, pedestal wash hand basin and Low level WC. Tiled flooring. Heated towel rail. Obscured uPVC window. Inset Spotlights.

### Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

### Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

### About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

### We Won!!!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### Property To Sell Or Rent?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

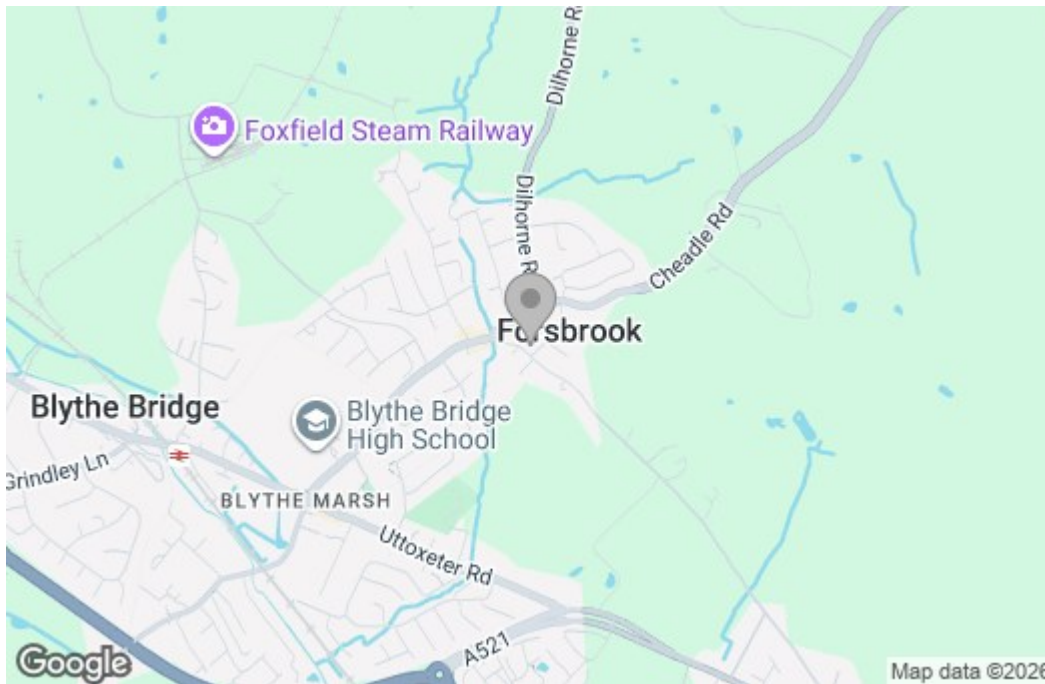
# Floor Plan

Approx Gross Internal Area  
113 sq m / 1211 sq ft

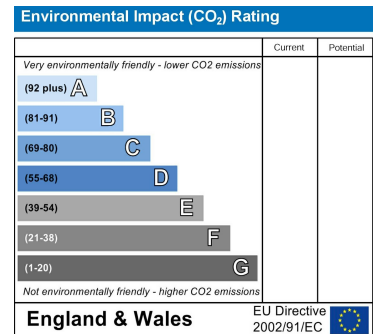
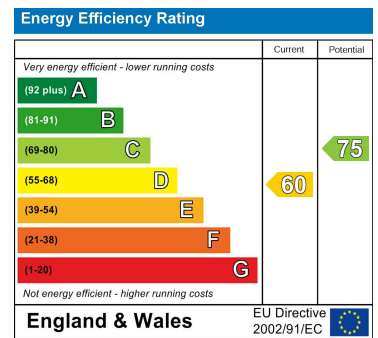


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.