



13 New Close Avenue, Forsbrook, Staffordshire ST11 9DN
Offers around £325,000



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

A superbly extended semi-detached family home, offering generous and versatile accommodation across two floors, set on a larger-than-average plot and ideally suited to modern family life. The property is approached via a welcoming entrance hall, leading into a beautifully presented lounge featuring a striking stone fireplace with sleek black granite hearth incorporating a multi-fuel burner — a stunning focal point that creates warmth and character. The bright and practical kitchen/dining area is perfect for family meals and entertaining, with direct access to the rear garden and space for everyday living. A handy downstairs cloakroom completes the ground floor. Upstairs, the landing gives access to all rooms, including a spacious master bedroom with en-suite shower room, two further double bedrooms, and a stylish family bathroom, offering comfortable accommodation for the whole family. Externally, the property truly impresses. A large block-paved driveway provides ample off-street parking, complemented by an attached carport with rear access and a detached double garage fitted with light and power. The rear garden is a real feature, offering a paved patio immediately outside the rear door — ideal for alfresco dining — leading down to a substantial lawn, and a versatile area at the far end ready to create your dream flower beds, vegetable patch, complete with a greenhouse. With its generous plot, flexible layout, and enviable outdoor space, this home is ready to meet the demands of modern family living while offering scope to personalise and make it your own.



The Accommodation Comprises

Entrance Hall

6'10" x 3'5" (2.08m x 1.04m)

Accessed via a contemporary composite uPVC entrance door featuring an attractive glazed insert and sleek long handle, the welcoming entrance hall sets the tone for the property. Offering a bright and inviting first impression, with space for coats and shoes, and providing access to the principal ground floor accommodation.

Lounge

13'3" x 12'11" (4.04m x 3.94m)

A beautifully presented reception room centred around a striking stone feature fireplace incorporating a sleek black granite hearth housing a multi-fuel burner, creating a warm and inviting focal point. The room is enhanced by a laminate floor which complements the neutral décor, while a double radiator ensures consistent comfort. A uPVC bay window to the front elevation allows an abundance of natural light to flood the space, further enhancing the bright and welcoming atmosphere.

Kitchen/ Dining Area

12'4" (max) x 12'11" (3.76m (max) x 3.94m)

A bright and practical kitchen/dining space fitted with a range of high and low-level units, complemented by cream contrasting yet coordinating work surfaces. The walls are partially tiled, providing both a stylish and easy-to-maintain finish, while wooden laminate flooring adds a contemporary touch throughout.

The kitchen is thoughtfully arranged with space and plumbing for an automatic washing machine, and a double radiator ensures warmth and comfort. A uPVC bay window allows an abundance of natural light to fill the room, enhancing the airy feel of the space. A composite rear entrance door provides direct access to the garden, and a useful under-stairs cupboard offers additional storage.

Cloakroom

5'3" x 2'8" (1.60m x 0.81m)

Conveniently fitted with a wash hand basin and low flush WC, complemented by a radiator and uPVC window providing natural light. The Ideal wall-mounted gas central heating combination boiler is discreetly positioned within the room.

Landing

Stairs rise from the Entrance Hall leading up to the:

Master Bedroom

16'4" x 9'3" (5.00m x 2.82)

A generous and well-proportioned principal bedroom featuring a uPVC window allowing natural light to flood the space. Offering ample room for a range of bedroom furniture, the room provides both comfort and practicality, further enhanced by a radiator for warmth.

Ensuite Showerroom

4'4" x 9'2" (max) (1.32m x 2.79m (max))

Fitted with a shower cubicle housing a plumbed-in shower, wash hand basin with mixer tap, and low flush WC. The room is finished with fully tiled walls for a sleek and easy-to-maintain finish, complemented by a chrome heated towel radiator. A uPVC window provides natural light and ventilation.

Bedroom Two

10'9" x 9'9" (3.28m x 2.97m)

A well-proportioned bedroom benefiting from a uPVC window allowing natural light to fill the room, along with a radiator for comfort. The room also provides access to the roof void.

Bedroom Three

10'0" x 9'6" (3.05m x 2.90m)

A comfortable and versatile bedroom featuring a uPVC window allowing natural light to brighten the space, together with a radiator ensuring warmth and comfort.

Family Bathroom

5'11" x 5'11" (1.80m x 1.80m)

Fitted with a white three-piece suite comprising a panelled bath with mixer tap and hand-held shower, complemented by a plumbed-in overhead shower and glass side screen. The wash hand basin and low flush WC complete the suite. The room is fully tiled, with the lower half in a striking dark blue and the upper half in a light white with subtle blue design, creating a stylish contrast. A uPVC privacy window provides natural light and ventilation, while a chrome heated towel radiator adds both comfort and practicality.

Outside

The property is approached via a large block-paved frontage, providing ample on-site parking and edged with immaculately trimmed hedging and borders. An attached carport offers further undercover parking and convenient access to both the rear garden and a detached double garage (see below for further details)

The rear garden forms a substantial, long plot, featuring an

expansive lawned area ideal for family activities or outdoor entertaining. Immediately outside the rear door is a paved patio with steps down to the main lawn, providing a seamless transition between indoor and outdoor living. At the far end of the garden, there is a versatile area suitable for flower beds, shrubs, or a vegetable patch, complete with a greenhouse — perfect for those looking to create their own private oasis.

Detached Double Garage

11'11" x 29'10" (3.63m x 9.09m)

A substantial double garage with metal up-and-over door, providing secure storage and parking. The space is fitted with both light and power, offering practical versatility for vehicles, hobbies, or additional storage.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

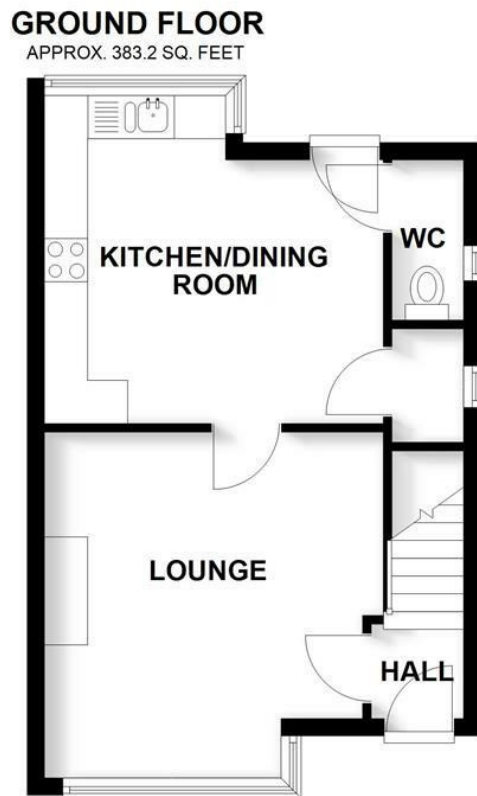
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.







TOTAL AREA: APPROX. 1287.7 SQ. FEET

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 72 |
| (55-68) D | | 78 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | EU Directive 2002/91/EC |

