





Abode are delighted to present this three-bedroom semi-detached home, brimming with potential and located in the highly sought-after village of Forsbrook.

Forsbrook is a popular Staffordshire village, well regarded for its strong sense of community, excellent local amenities, and convenient access to nearby towns including Stoke-on-Trent, Cheadle and Uttoxeter. The village offers a range of shops, well-rated schools, countryside walks, and good transport links, making it ideal for families and professionals alike.

The property itself benefits from off-road parking, gardens to both the front and rear, and a detached garage. Internally, the home offers a fantastic opportunity for prospective buyers to modernise and add their own personal stamp, with further potential to extend (subject to the relevant planning permissions).

In brief, the accommodation comprises an entrance hallway, living room, and kitchen diner to the ground floor. To the first floor, there are three well-proportioned bedrooms and a family bathroom.

This property would be perfectly suited to first-time buyers, growing families, or those looking to upsize or downsize in a desirable village location. Early viewing is highly recommended to fully appreciate the potential on offer.



### Entrance Hallway

UPVC double glazed door leading in from the front, central heating radiator, stairs leading to the first floor and under stairs storage cupboard housing the combi boiler.

### Living Room

UPVC double glazed bay window to the front elevation, central heating radiator, double doors leading into;-

### Kitchen Diner

Base level units, stainless steel sink with draining board, space and plumbing for a cooker and washing machine. Partially tiled walls, door leading out into the garden, storage cupboard, central heating radiator and two UPVC double glazed windows to the rear elevation.

### Landing

UPVC double glazed window to the side elevation, loft access and storage cupboard.

### Master Bedroom

UPVC double glazed bay window to the front elevation, central heating radiator and two door built in wardrobes.

### Bedroom

UPVC double glazed window to the rear elevation, central heating radiator, two door built in wardrobes.

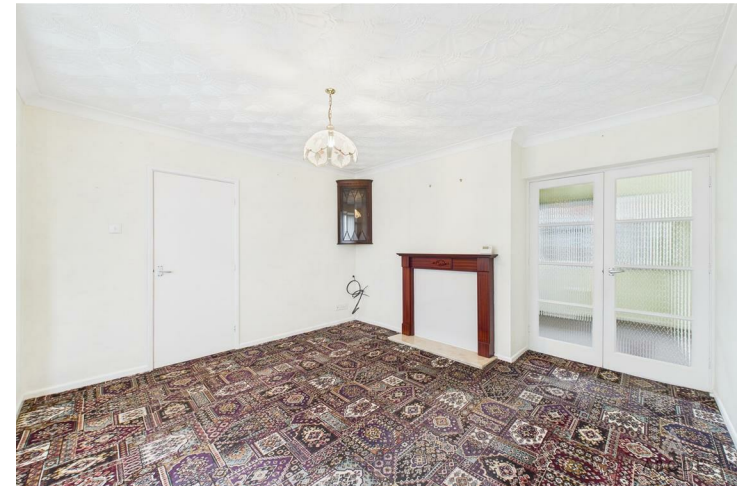
### Bedroom

UPVC double glazed window to the front elevation, central heating radiator.



### Bathroom

Walk in shower cubicle with glass screen, WC and wash hand basin. Central heating radiator, tiled flooring and walls, double glazed windows to the side and rear elevations, glass shelving and mirrored medicine cabinet.







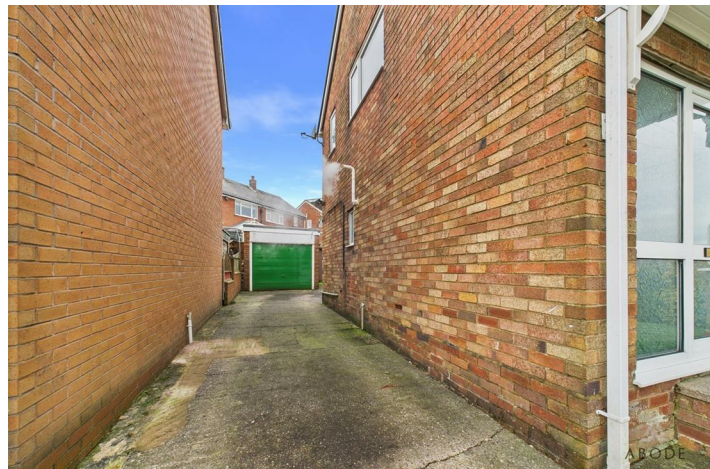
### Garage

Up and over door to the front, personal door to the side, power and lighting, windows to the side elevation.

### Outside

To the front there is a lawned garden with driveway to the side leading to the garage. To the rear the garden is mainly laid to lawn with mature borders.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

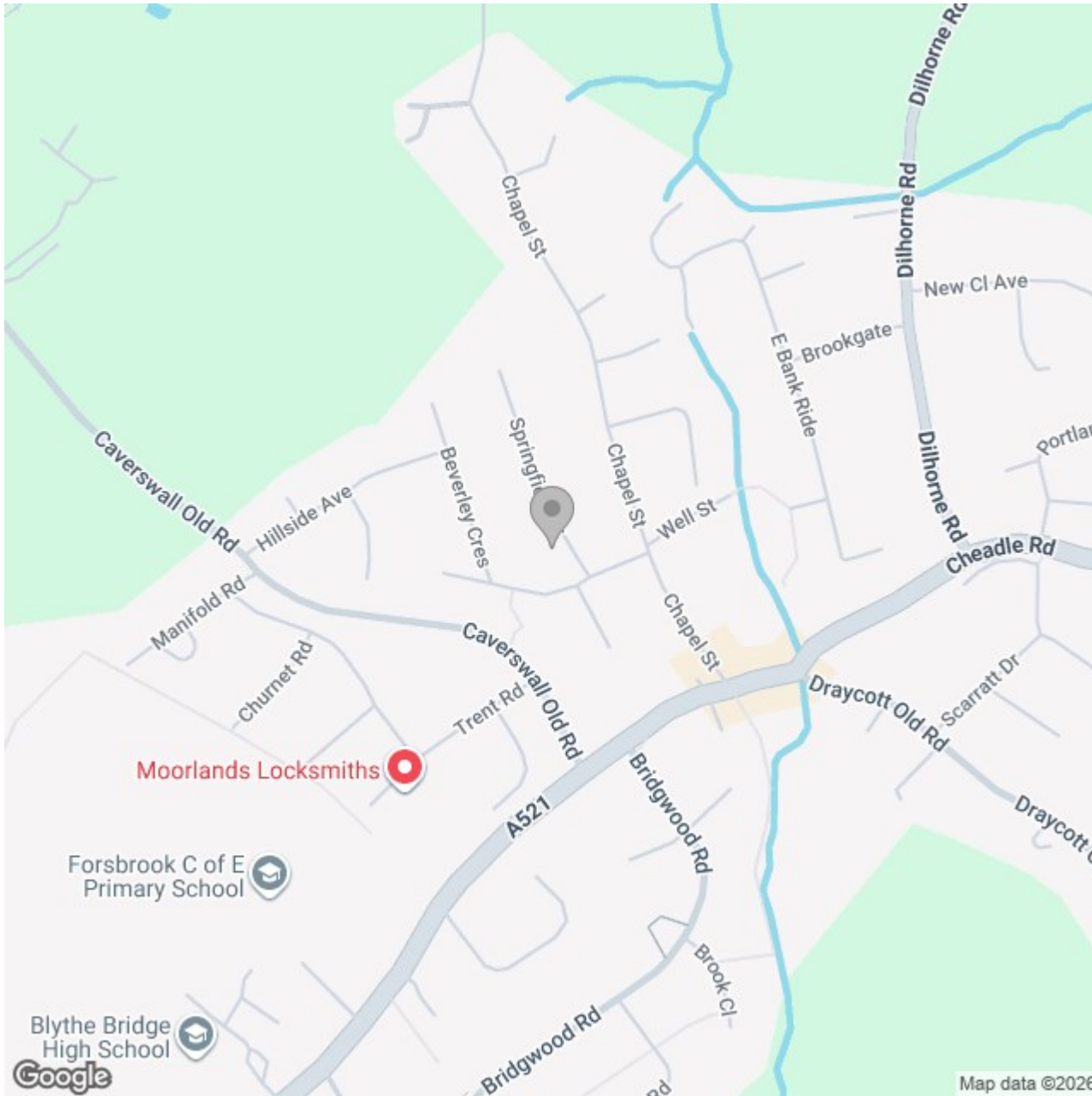
91.2 m<sup>2</sup>

983 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |