

**£219,950**

**17 Meadow Close, Forsbrook, ST11 9DW**



- FOR SALE WITH NO UPWARD CHAIN
- QUIET CUL-DE-SAC CLOSE TO COUNTRYSIDE
- THREE BEDROOMS
- SPACIOUS THROUGH-LOUNGE
- KITCHEN
- FAMILY SHOWER ROOM
- MODERNISATION REQUIRED
- PRETTY REAR GARDEN
- LARGE GARAGE & STORE

**QUIET CUL-DE-SAC ON THE EDGE OF FORSBROOK VILLAGE.** This pretty location is very sought-after & with the possibility to modernise to your own specification, this is a rare opportunity. Three bedrooms, spacious lounge, nicely proportioned plot and lovely views to the rear from the first floor accommodation. Viewing highly recommended.

# Meadow Close, Forsbrook, ST11

## ENTRANCE HALLWAY

*2.69m x 1.90m (8'10" x 6'3")*

Entrance into hallway via front timber door. Hallway leading to kitchen and door off into the lounge. Useful under-stairs store cupboard. Stairs off to the first floor. Fitted carpet.

## THROUGH-LOUNGE-DINER

*7.38m x 3.38m (24'3" x 11'1") max*

A bright and airy room with so much potential - could remain as one large room that can accommodate a dining area and lounge section, or separate the room to create two distinct areas... to your own requirement! Central fireplace with clad chimney breast and tiled hearth and surround. The room has a large bay window to the front, overlooking the front garden, whilst there is a UPVC double glazed sliding patio door to the rear elevation, leading out to the patio. Two wall-mounted double radiators. Fitted carpet. Doorway to kitchen.

## KITCHEN

*3.54m x 2.54m (11'7" x 8'4")*

Range of fitted wall and base units. Stainless steel sink and drainer. Tiled flooring and tiled walls. Freestanding cooker with gas hob. Wall mounted gas fired boiler. Window overlooking the side of the property and side UPVC door leading out to the driveway. Space for fridge-freezer. Space and plumbing for washing machine. Doorway back through to the hallway.

## STAIRS AND LANDING

*2.85m x 1.92m (9'4" x 6'4")*

Stairs lead up from the entrance hallway to the first floor landing. Fitted carpet, airing cupboard housing hot water tank. Doors off to the three bedrooms and shower room.

## BEDROOM ONE

*3.66m x 3.37m (12'0" x 11'1")*

Large double room overlooking the front of the property. Double glazed timber casement bay window. A super master bedroom. Wall mounted radiator.

## BEDROOM TWO

*3.55m x 2.70m (11'8" x 8'10")*

A second double room, with wall mounted radiator and double glazed timber casement window. Lovely views over the rear gardens and on to fields beyond.

## BEDROOM THREE

*2.56m x 1.89m (8'5" x 6'2")*

The smallest bedroom, but with excellent proportions. Wall mounted radiator, double glazed timber window and lovely views over the rear gardens.

## FAMILY SHOWER ROOM

*1.86m x 1.70m (6'1" x 5'7")*

The family shower room offers a shower cubicle with electric shower, wash hand pedestal basin and wc. Storage unit. Wall mounted mirrored cupboard, wall mounted radiator. Timber framed double glazed window.

## OUTSIDE AREAS

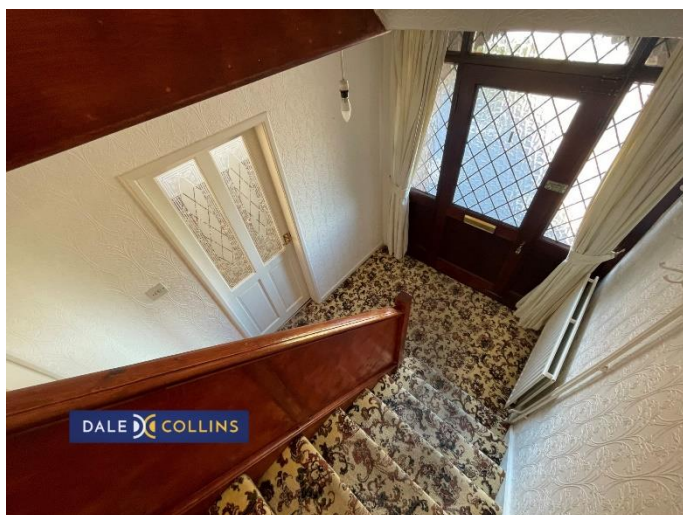
The property has a landscaped front garden area with parking space surrounded by planted borders, whilst the driveway continues to the side of the property and leads to the garage. There is a large patio section to the rear of the house, which leads on to a lawned section surrounded by mature shrubs. Timber shed. Access to storage shed to the rear of the garage.

## GARAGE & STORE

*4.91m x 3.11m (16'1" x 10'2")*

Brick-built garage with tiled roof.











## Location



### VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

Unit 14, Trentham Technology Park, Bellringer Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LJ T: 01782 595050 E: sales@daleandcollins.com | lettings@daleandcollins.com W: www.daleandcollins.com

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