

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



12 William Close, Forsbrook, Stoke-On-Trent, ST11 9AW

£175,000

- Desirable Location And Great Potential!
  - Three Bedrooms
  - Gas Central Heating

- No Chain
  - Two Reception Rooms
  - UPVC Double Glazing

## THREE BEDROOMS, NO CHAIN AND A DESIRABLE LOCATION!

William Close is within walking distance of the centre of the village of Forsbrook and this traditional semi-detached house is being sold with the benefit of no onward chain.

The house is ready to move into but will benefit from some general updating. There is gas central heating from a back boiler to the lounge, the house has upvc double glazing and there is also a detached single garage. On the ground floor you will find two reception rooms and a kitchen whilst on the first floor there are three sensibly proportioned bedrooms in addition to the family bathroom.

For more information call or e-mail us.



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## GROUND FLOOR

### ENTRANCE HALL

Fitted carpet. Hardwood double glazed front door and windows. Radiator. Walk in understairs storage cupboard with UPVC double glazed window.

### LOUNGE

14'3 x 11'4 (4.34m x 3.45m)

Fitted carpet. Radiator. UPVC double glazed window. Marble hearth and gas fire with back boiler for central heating. Glazed double doors leading into the...

### DINING ROOM

9'10 x 8'11 (3.00m x 2.72m)

Fitted carpet. Double radiator. UPVC double glazed window with fitted vertical blinds. Door leading into the...

### KITCHEN

9'10 x 7'11 (3.00m x 2.41m)

Range of base units and a wall cupboard with a medium/dark timber effect finish. UPVC double glazed window with fitted vertical blind. Double radiator. Storage cupboard with shelving. Hardwood external door. Extractor.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. UPVC double glazed window. Access to the loft.

## BEDROOM ONE

11'11 x 10'11 (3.63m x 3.33m)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM TWO

11'4 x 10'11 (3.45m x 3.33m)

Carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

## BEDROOM THREE

8'7 max x 6'11 (2.62m max x 2.11m)

Fitted carpet. Radiator. UPVC double glazed window.

## BATHROOM/WC

7'2 x 6'11 (2.18m x 2.11m)

Fitted carpet. Coloured suite with shower fitting to the bath. Tiled walls. Radiator. UPVC double glazed window with fitted vertical blinds. Airing cupboard with lagged hot water cylinder.

## OUTSIDE

There is a fenced rear garden with shaped lawn and borders.

The front garden is lawned with established shrubs and a paved/gravelled driveway leads to a...

## DETACHED SINGLE GARAGE





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MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



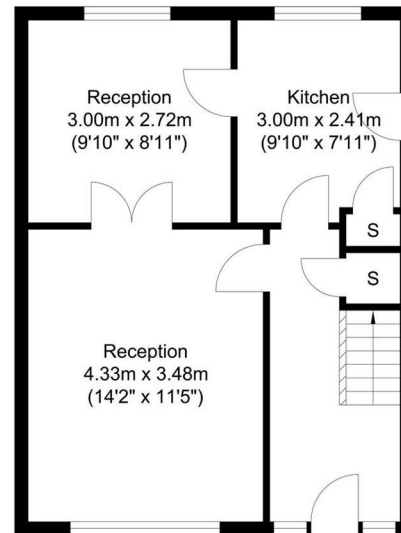
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not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

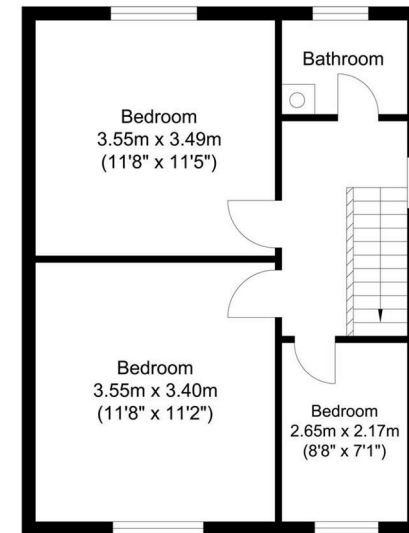


**PLEASE NOTE**

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* 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.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



Ground Floor



First Floor

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

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