



Chapel Street,  
Forsbrook



**OneAgency**

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# £240,000

A three bedroom detached property in the sought after location of Forsbrook, close to highly regarded schools. The property benefits from a good sized plot, combi-boiler installed in December 2023, good accommodation throughout and attached garage. An ideal property for someone looking for a property to add their own stamp to! Suitable for both first time buyers or investors. Located walking distance to amenities, schools and commuter links such as A500, A50 & M6. Viewing is highly advised. No Chain!





#### Ground Floor

##### Hallway

4.15m x 1.75m (13' 7" x 5' 9") UPVC front door, storage cupboard and radiator.

##### Lounge/Diner

6.56m x 3.91m (21' 6" x 12' 10") A double glazed bay window to the front, sliding door to the conservatory, fireplace and surround and two radiators.

##### Conservatory

2.95m x 2.44m (9' 8" x 8' 0") A double glazed conservatory, french doors to the side and tiled flooring.

##### Kitchen

4.27m x 2.47m (14' 0" x 8' 1") A range of wall and base units with worktops, stainless steel sink basin, integral oven and gas hobs with extractor hood over, under stairs storage, double glazed window and radiator.

##### Utility

2.06m x 1.71m (6' 9" x 5' 7") Plumbing for a washing machine, space for a dryer, door to the rear.

##### Guest W/C

1.55m x 1.02m (5' 1" x 3' 4") A low level W/C, window, radiator and laminate flooring.

#### First Floor

##### Landing

Storage cupboard with combi-boiler installed in December 2023.



#### Bedroom One

3.41m x 3.33m (11' 2" x 10' 11") A double glazed window, wardrobe unit and radiator.

#### Bedroom Two

3.33m x 2.58m (10' 11" x 8' 6") A double glazed window and radiator.

#### Bedroom Three

2.39m x 2.06m (7' 10" x 6' 9") A double glazed window and radiator.

#### Shower Room

2.39m x 1.63m (7' 10" x 5' 4") A white suite with shower unit, pedestal hand wash basin, low level W/C, radiator, double glazed window and vinyl flooring.

#### External

Front - A block paved driveway for off road parking and garden area with slate and shrubs.

Rear - A paved patio area, steps leading to a further garden area with decorative gravel, shrubs and fenced borders.

#### Garage

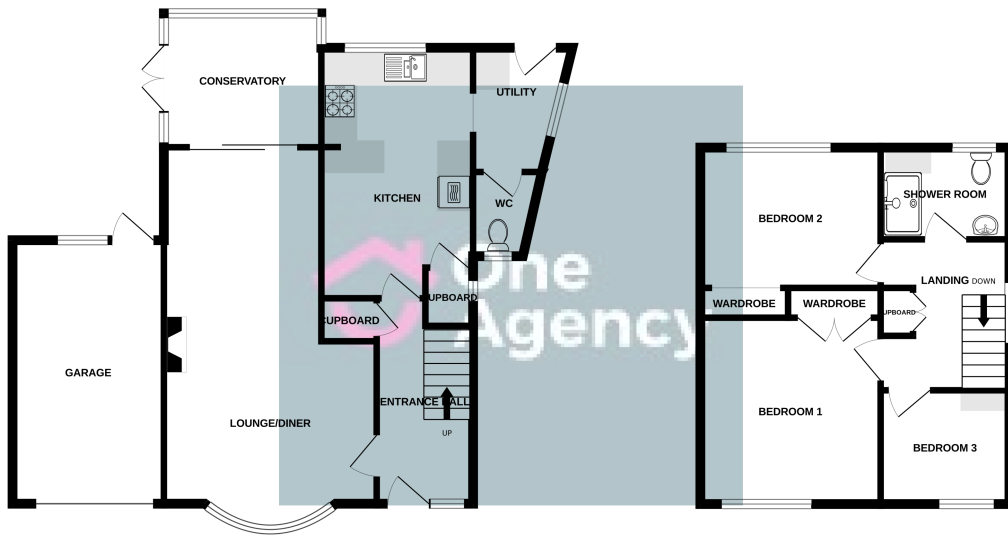
5.25m x 2.77m (17' 3" x 9' 1") An up and over door, rear door to garden and electric power.

#### AGENTS NOTES

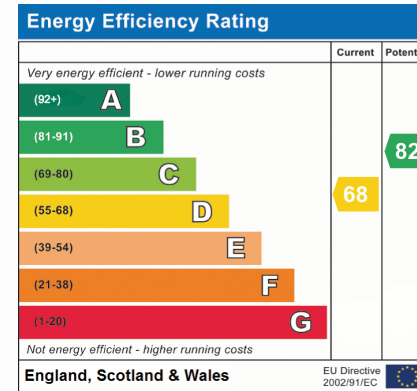
The council tax band is C. The local authority is Staffordshire Moorlands.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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