

# Chapel Street

Forsbrook, Stoke-on-Trent, ST11 9BY

John   
German






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£450,000



**Extremely attractive detached cottage with spacious, well presented, sympathetically extended and improved accommodation situated in the heart of this popular village within walking distance to its amenities.**

Viewing and consideration of this fabulous traditional cottage is strongly recommended to appreciate its abundance of character features and charm, deceptive size and layout including an indoor pool room with a heated endless pool, adaptable outbuilding making an ideal workspace/home office and its exact position in the village.

Situated in this popular village within walking distance to its convenience shop, primary school, high school, public houses, hairdressers, fish and chip shop, curry house, butchers, church and many country walks. The towns of Cheadle and Uttoxeter are both within easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Stoke on Trent and Derby. Additionally, the nearby village of Blythe Bridge has the benefit of a train station.

Accommodation - A uPVC part obscure double glazed entrance door opens to the delightful sitting room which has a focal chimney breast with a cast log burner set on a hearth and beamed ceiling. The inner hall has a front facing window and stairs rising to the first floor with a useful under stairs cupboard. Doors lead to the remaining ground floor accommodation including the fitted guest cloakroom/WC which has a two piece suite and fitted storage. The fitted dining kitchen has a range of base and eye level units with work surfaces and inset sink unit, a focal chimney breast providing space for a range stove, integrated fridge, integrated dishwasher and additional appliance space. Natural light comes from a front facing window and the lovely tiled floor flows into the extremely adaptable family room which is presently used as a playroom having a front facing window and direct access to outside. The useful boot room/laundry provides lots of space for coats and boots, space for a washing machine and further appliances plus the wall mounted gas central heating boiler. Completing the ground floor space is the fabulous pool room having a vaulted ceiling with skylights providing light enhancing that provided by the side facing window and door. It houses a heated endless pool measuring approx. 4m x 3m and a shower area.

To the first floor the landing leads to the good sized bedrooms, the spacious master bedroom extending to the depth of the cottage and benefitting from an en suite shower room having a white three piece suite incorporating a double shower cubicle.

Finally there is the impressive fitted family bathroom which has a four piece suite incorporating both a freestanding roll top bath and separate double shower cubicle.

Outside - To the rear is a garden laid to lawn with well stocked borders containing a variety of shrubs and plants plus a block paved seating area adjacent to the lovely summerhouse and pergola.

At the bottom of the garden is the extremely versatile outbuilding comprising a good sized garage which has an electric door, power and light plus an adjoining work room also having power and light, ideal for anyone working from home or additional family space, which has a door to a toilet that has a two piece suite. An extremely useful loft space extends to the full width of this outbuilding.

A block paved driveway enclosed by timber double electric operated gates provides ample off road parking leading to the garage.

**Agents note:** Please note the property benefits from solar panels providing reduced electricity costs and an annual income of approx. £200.

**what3words:** departure.paradise.dimension

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/27092023

**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band A







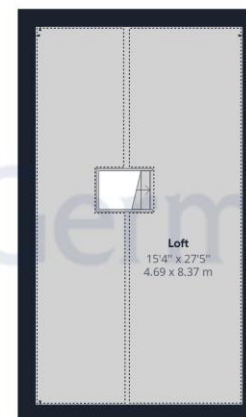
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

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

2293.46 ft<sup>2</sup>  
213.07 m<sup>2</sup>

**Reduced headroom**

411.76 ft<sup>2</sup>  
38.25 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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