



2 Springfield Drive, Staffordshire ST11 9DF
Offers over £190,000



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

We're pleased to offer FOR SALE with the added benefit of NO ONWARD CHAIN, this EXTENDED semi-detached bungalow in the semi-rural village of Forsbrook! The property is perfect for those looking to downsize to a property offering the potential to 'add your own stamp' and cosmetically improve. The bungalow is split over two floors and has so much to offer briefly comprising: An entrance porch, entrance hallway, good sized lounge with feature bay window, separate sitting room which steps down to a further flexible reception room. There is a fitted kitchen/ dining room and the master bedroom is situated on the ground floor with a bathroom having a jacuzzi spa bath. Upstairs there are a further two good sized bedrooms to complete the accommodation. Externally the property boasts a large garden having been set upon a corner plot location with manicured lawned gardens to the front, side and rear. A driveway to the side provides off road parking and access to a Detached Garage. Perfectly positioned the bungalow is within easy reach of local shops, schools and amenities while the larger towns are a short drive away. Nearby commuters links such as the A50 & M6 Motorway Network System may appeal to those wishing to travel further afield.



The Accommodation Comprises:

Entrance Porch

5'0" x 11'3" (1.52m x 3.43m)

A storm UPVC entrance porch having a front entrance door & side panels is finished with a tiled floor.

Entrance Hall

12'1" x 3'6" (3.68m x 1.07m)

With radiator, wooden flooring and a UPVC door.

Lounge

13'8" (into bay) x 11'9" (4.17m (into bay) x 3.58m)

A mahogany fireplace with tiled inset and hearth houses a coal effect living flame fitted gas fire making it the main focal point of the room. A UPVC bay window looks out onto the front elevation and the room is finished with wooden flooring and a radiator.

Sitting Room

9'10" x 12'8" (3.00m x 3.86m)

The sitting room benefits from a radiator and steps down lead to:

Reception Room

7'2" x 13'9" (2.18m x 4.19m)

Flexible for its uses and an added bonus offering two UPVC double glazed windows with side panels, UPVC patio doors which open out onto the rear garden and two radiators.

Kitchen

7'10" x 10'11" (2.39m x 3.33m)

The kitchen is fitted with a good range of built in high and low level units having ample work surfaces over incorporating an inset stainless steel corner sink unit. Built into the kitchen is a Hotpoint double oven, gas hob and extractor hood over. Undercounter space offers the benefit of plumbing for an automatic washing machine and dishwasher. The room houses a Baxi wall mounted gas central heating boiler and a UPVC window.

Dining Room

7'1" x 9'8" (2.16m x 2.95m)

A formal dining room offers enough space for a table and chairs with a radiator, UPVC window and side entrance door.

There are part tiled walls and inset spotlighting to the ceiling.

Bedroom One

11'7" x 8'0" (3.53m x 2.44m)

The master bedroom has the benefit of a good range of built in wardrobes and further storage cupboards over and a UPVC window.

Bathroom

6'2" x 8'0" (1.88m x 2.44m)

The bathroom suite comprises of a jacuzzi spa bath having a Triton electric shower over, a wash hand basin having a vanity unit under and a low flush WC. The room has tiled walls, a radiator and UPVC privacy window. An airing cupboard off includes the hot water cylinder.

First Floor

Stairs rise from the Sitting Room to give access to the:

Landing

Access to two further bedrooms.

Bedroom Two

10'0" x 10'9" (3.05m x 3.28m)

Having the benefit of under eaves storage, a radiator and UPVC window.

Bedroom Three

9'11" x 9'10" (3.02m x 3.00m)

Radiator, laminate floor & UPVC window.

Outside

The semi bungalow stands within a large corner plot location having the benefit of a driveway to the side (accessed from Beverley Crescent) offering on-site parking space leading to a Detached Garage. To the front elevation there is pedestrian gated access, paved pathway and a small lawned frontage.

The rear is of impressive size offers a well manicured lawned garden area, well stocked flower borders and rockeries with the added bonus of a Summer House and further side garden.

Services

All mains services are connected. The Property has the

benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage



Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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