



*Kevin Ford & Co. Ltd.*

Chartered Surveyors, Estate Agents & Valuers



## 29 Beverley Crescent, Forsbrook, Staffordshire ST11 9DQ Realistic offers considered £240,000

**\*REDUCED FOR AN IMMEDIATE SALE!\*** When life gets hectic, a well thought out, beautifully finished home is the perfect place to come back to and relax in with your family. Here it is, the perfect opportunity for a family to just pick up their furniture and move straight in!

Beautifully presented this home offers plenty of space and has been completed refurbished by my current vendor offering an entrance porch, a warm and welcome entrance hall leading into a luxury lounge with brick feature fireplace and fitted fire. The kitchen/dining area stretches across the back of the property having built in appliances and a UPVC conservatory off leading out to the rear. Rising up to the slumber accommodation there are three bedrooms (two having built in wardrobes) and a newly fitted bathroom with white three piece suite.

Extra benefits include Gas Central Heating and UPVC double glazing.

Externally lots of parking is on offer via a driveway leading to the detached garage which is currently set up with electric and power. The property stands on a corner plot and has low maintenance front and rear paved gardens along with a lawned garden area to the side for the kiddies and pets to play.

This is a home of character and one we are sure will create many fond memories for the new owners!! Ring with haste to book your appointment - homes like this do not hang around!





## The Accommodation Comprises

### Entrance Porch

3'3" x 6'5" (0.99m x 1.96m )

Made up of part brick and UPVC windows and a front entrance door the storm porch gives access into the:

### Entrance Hall

11'1" x 5'8" (3.38m x 1.73m )

Via a UPVC front entrance door the hallway has a radiator and access to all rooms.

### Lounge

14'10" (max) x 12'10" (max) (4.52m (max) x 3.91m (max))

Just off the hallway the lovely lounge is bright a large bay window and feature brick fireplace with living flame coal effect gas fire.

### Kitchen

9'10" (max) x 10'4" (3.00m (max) x 3.15m )

A modern newly installed kitchen fitted with appliances and a good range of units consisting of an inset stainless steel sink unit with mixer tap, built in electric oven, gas hob and an extractor hood over. The walls are part tiled and there are ample matching work surfaces. The flooring is a laminate wood effect which flows through to the dining area (see below). Lastly there is a UPVC window and rear entrance door.

### Dining Area

8'0" x 9'3" (2.44m x 2.82m )

Open plan with the kitchen and providing lots of space for a good sized table and occasional furniture having a radiator and a UPVC window.

### Brick/UPVC Conservatory

4'1" x 11'4" (1.24m x 3.45m )

This handy area provides further accommodation and leads out to the rear garden area.

### First Floor

Stairs rise from the Entrance Hall leading up to the:

### Landing

A built in storage cupboard provides extra storage, access to the roof void and a side UPVC window.

### Bedroom One

13'6" (into bay) x 11'1" (4.11m (into bay) x 3.38m )

A great main bedroom with the feature bay looking out onto the front elevation with the benefit of built in wardrobes and radiator.

### Bedroom Two

8'1" x 11'2" (2.46m x 3.40m )

Again a double sized room offering a built in wardrobe, radiator and UPVC window.

### Bedroom Three

6'4" x 7'8" (1.93m x 2.34m )

With radiator and UPVC windows.

## Bathroom

5'5" x 7'7" (1.65m x 2.31m )

The Bathroom has been full tiled with a modern approach and fitted with a white contemporary suite. A panel in bath has a mixer tap with hand held hairspray attached, a plumbed in shower stands over the bath with glass side screen. The wash hand basin sits neatly within a vanity unit and there is a low flush WC to finish. The room has modern spot lighting to the ceiling, two privacy UPVC windows, a heated chrome towel rail and laminate flooring.

## Outside

Situated on an excellent sized corner plot location offering plenty of parking via the side driveway and access to a Detached Garage (14'1" x 8'4") having a metal up and over door, light and power. To the side of the garage is a UPVC window and courtesy door.

A maturing, lawned garden area can be found to the side along with a patio area for lots of fun and al-fresco entertainment during the summer months.

The front elevation has pedestrian gated access and a low maintenance block paved frontage which flows through to the rear.

## 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.

