



# ESTATE AGENTS

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Keys Estate Agents

**Dolespring Close, Forsbrook, Stoke-On-Trent, ST11 9DD**

**Offers in the  
region of  
£315,000**

- \* Three Bedroom Link-Detached Home
  - \* Quiet Cul-de-Sac Position
- \* Two Reception Rooms Plus Sun Room
  - \* Garage and Driveway
  - \* Popular Village Location
  - \* Ideal Family Home
- \* Convenient for Schools and Commuter Links
  - \* Viewing Highly Recommended

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# Dolespring Close, Forsbrook, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

A Spacious and Versatile Three Bedroom Link-Detached Home in a Sought-After Village Location

Nestled within a quiet cul-de-sac in the ever-popular village of Forsbrook, this well-maintained three-bedroom link-detached home offers an excellent blend of comfortable family living space, versatile reception rooms and a convenient location close to local amenities, schools and transport links.

The property is approached via a driveway with access to the linked garage and opens into a welcoming entrance hall, creating an inviting first impression. The spacious lounge provides an ideal setting for relaxing with family or entertaining guests, featuring plenty of natural light and a warm, homely atmosphere.

At the heart of the home is the fitted kitchen, offering a practical layout with a range of storage units and work surfaces to cater for everyday family life. The adjoining dining room provides the perfect space for family meals, celebrations and social gatherings, whilst the delightful sun room offers additional living accommodation and enjoys views over the rear garden. This versatile space could be utilised as a second sitting room, home office, playroom or garden room, depending on individual requirements.

To the first floor, the property continues to impress with three well-proportioned bedrooms, each offering comfortable accommodation for family members or guests. The family bathroom is fitted with a modern suite and serves the bedrooms with ease.

Outside, the property enjoys gardens to both the front and rear. The rear garden provides a private outdoor space ideal for children to play, summer entertaining or simply unwinding after a busy day. The driveway and linked garage offer valuable off-road parking and additional storage.

Forsbrook remains one of the area's most desirable villages, benefiting from a strong community feel, excellent local amenities, well-regarded schools and convenient access to Stoke-on-Trent, the A50 and wider road networks, making it an excellent choice for families and commuters alike.

This attractive home presents a wonderful opportunity for buyers seeking a spacious family property in a desirable location and early viewing is strongly recommended to fully appreciate all that it has to offer.

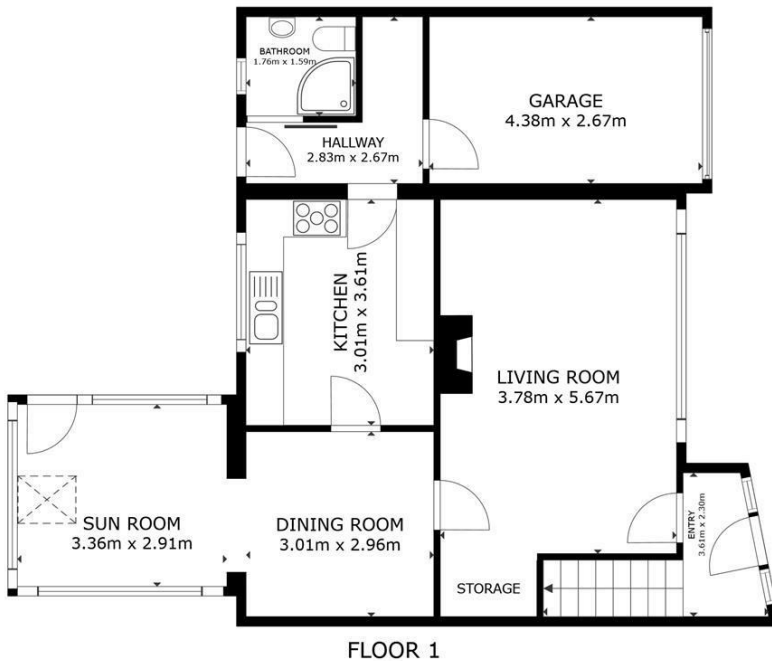


# Dolespring Close, Forsbrook, Stoke-On-Trent,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROSS INTERNAL AREA  
 FLOOR 1 69.1 m<sup>2</sup> FLOOR 2 46.0 m<sup>2</sup>  
 EXCLUDED AREAS : GARAGE 11.7 m<sup>2</sup>  
 TOTAL : 115.2 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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