



11 Mount Place

Forsbrook, Stoke-On-Trent, ST11 9PS

Abode are delighted to present this beautifully presented three bedroom split level family home, offering spacious and versatile accommodation throughout.

Thoughtfully extended and enhanced by the current owners, the property features a stylish open-plan kitchen/diner at the rear perfect for modern family living and entertaining. A converted loft room provides flexible additional space, ideal for a home office or fourth bedroom.

Located in the sought after village of Forsbrook, the home enjoys easy access to a range of local amenities, including shops, well-regarded schools, and excellent transport links just a short drive from the A50 for convenient commuting.

Accommodation briefly comprises: entrance hallway, storage cupboard, generous kitchen/diner, practical utility cupboard, and a comfortable living room. Upstairs, you'll find three bedrooms, a modern family bathroom,

£260,000

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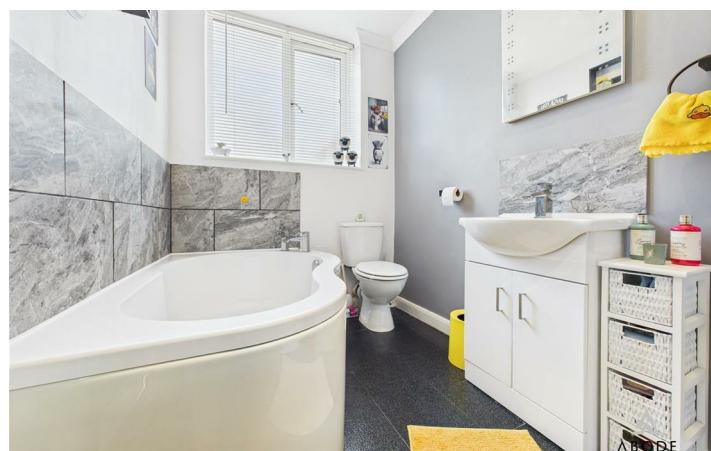
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- Versatile living accommodation
- Three bedroom family home
- Generous off road parking
- Enclosed rear garden
- UPVC double glazing and gas central heating
- Sought after location
- Well presented throughout

Entrance Hallway	Landing
Storage Cupboard	Bedroom
Hallway	Loft Room
Kitchen	Garage
Utility	Outside
Dining Area	
Living Room	
Landing	
Bedroom	
Bedroom	
Bathroom	





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	