



Helping *you* move



Brackenhurst, Sellman Street, Gnosall, ST20 0EP

Don't be deceived—this is a substantial property! Brackenhurst, in one of Gnosall's best locations, features wrap-around Gardens, Ample Parking, and plenty of Storage. The home includes a Central Hallway, Lounge, Kitchen with Utility and WC, Dining Room, Summer Room, Five Bedrooms, and Two Bathrooms. There's also a Double Garage and well-stocked Gardens.

Offers in the Region of
£500,000

Brackenhurst, Sellman Street, Gnosall, ST20 0EP

Overview

- Substantial, Well Maintained Detached Home
- Five Bedrooms (Three Downstairs and Two Upstairs)
- Kitchen, Utility Room, Ground Floor W.C.
- Lounge, Summer Room, Dining Room
- Two Bathrooms (One Downstairs and One Upstairs)
- Village Location
- Large Parking Area and Good Size Landscaped Gardens
- Double Garage and Storage Sheds
- Council Tax Band F, EPC Rating D



BRIEF DESCRIPTION

Brackenhurst is an extensive Detached Home in one of the best locations in Gnosall. Featuring beautiful wrap-around Gardens, ample Parking, and plenty of Storage. Ideal as either a family home or for retirement due to its Ground Floor Bedrooms and great location. This substantial property offers a large Central Hallway, an exceptional Lounge, a well-built Kitchen with an adjoining Utility and WC, a separate Dining Room, and an attractive rear Summer Room with a log-burning stove. The ground floor includes Three Bedrooms and a Bathroom, while stairs lead to Two large First-Floor Bedrooms and another Bathroom.

Externally, there is a Double Garage, Ample Parking, well-stocked Gardens, and several useful Storage Sheds.

LOCATION

Gnosall is a large, pretty village with good amenities - including its own Fire Station, Primary School, Co-Op Supermarket with Petrol Station next door, Doctor's Surgery, Dental Practice, Pubs, Post Office and historic High Street.

To the edge of the village, there's excellent walking along the canal tow path or the old railway line and Gnosall has a number of sports clubs including rugby, cricket and football.



Your **Local** Property Experts
01952 820 239

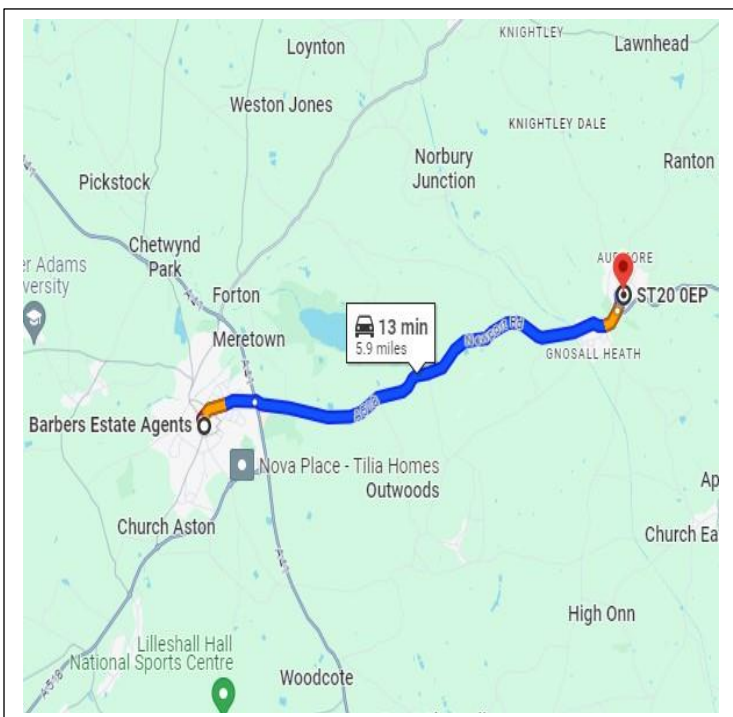


USEFUL INFORMATION: TO VIEW THIS

PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office, head north on High Street, at the mini roundabout, take the 2nd exit onto Stafford Street, go through the next roundabout and at the large roundabout, take the 2nd exit onto A518. Continue for 4.9 miles. At the roundabout, continue straight onto High Street, Gnosall for 0.2 miles then turn right onto Sellman Street and the property will be located on the right hand side as identified by our For Sale Board.

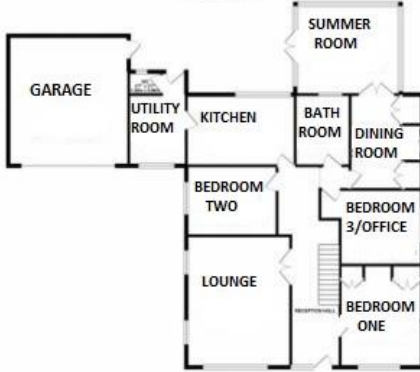
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

WORKSHOP 180.99 sq. ft.
(16.81 sq. m.)



GROUND FLOOR 1801.07 sq. ft.
(167.33 sq. m.)

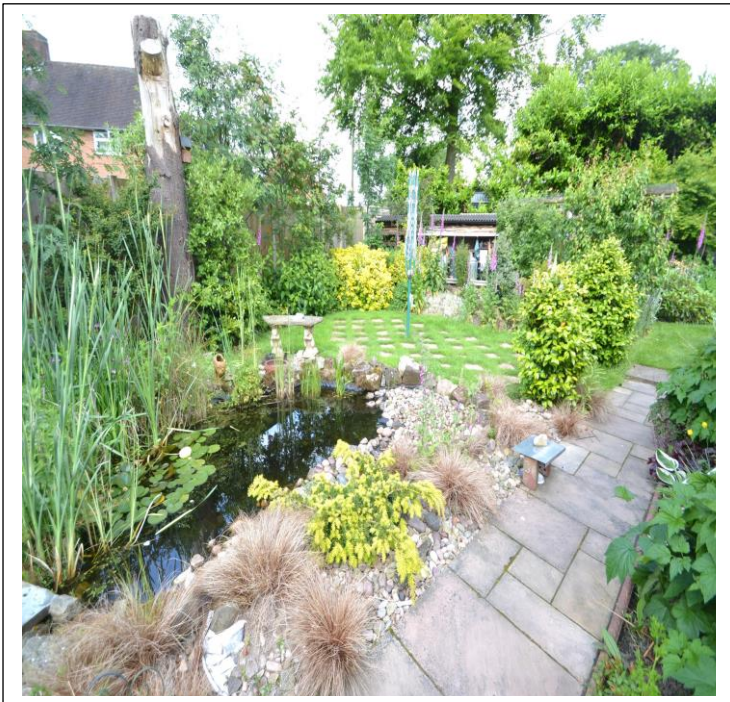


1ST FLOOR 501.99 sq. ft.
(46.64 sq. m.)



- ENTRANCE HALL:** 25'10" x 7'0" (7.87m x 2.13m)
- LOUNGE:** 18'0" x 14'5" (5.49m x 4.39m)
- KITCHEN:** 15'0" x 9'9" (4.57m X 2.97m)
- UTILITY ROOM:** 12'5" x 8'0" (3.78m X 2.44m)
- DINING ROOM:** 13'0" x 8'3" (3.96m X 2.51m)
- SUMMER ROOM:** 15'2" x 12'9" (4.62m X 3.89m)
- BEDROOM ONE:** 12'1" x 11'7" (3.68m X 3.53m)
- BEDROOM TWO:** 12'8" x 11'4" (3.86m X 3.45m)
- BEDROOM THREE/OFFICE:** 11'7" X 10'4" (3.53m X 3.15m)
- BATHROOM:** 9'9" x 7'10" (2.97m X 2.39m)
- BEDROOM FOUR:** 13'5" x 13'1" (4.09m X 3.99m)
- BEDROOM FIVE:** 13'1" x 11'5" (3.99m X 3.48m)
- GARAGE:** 17'9" x 16'6" (5.41m X 5.03m)
- STORAGE SHED:** 18'3" x 10'3" Overall (5.56m X 3.12m)

TOTAL FLOOR AREA: 2484.05 sq. ft. | 230.78 sq. m. | approx.
We have made every effort to ensure the accuracy of the floor plan. Measurements of plots, buildings, walls and any other items are approximate and are intended to provide an overall impression only. This plan is for guidance purposes only and should not be used as a basis for any decision to purchase. The services, systems and appliances shown here are based on the information provided to us by the seller and are not guaranteed. We do not warrant or certify the accuracy of the information provided.



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

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Email: newport@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.