



3 Glebefields, Woodseaves, ST20 0LA

A well presented 3 Bedroom Detached Property in the Popular village of Woodseaves. Carefully maintained by the current owner, the property offers 3 spacious bedrooms, a large family bathroom as well as excellent living accommodation including an open plan living diner and a separate kitchen. There is also a private garden to the rear as well as a garage and driveway parking

Offers in the Region of
£335,000

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Overview

- A Well Maintained Detached Family Home
- Lovely Village Location,
- Close to Post Office and Local Shop
- Three Spacious Bedrooms
- Open Plan Living/Dining Room
- Separate Kitchen
- Principal Bedroom with Dressing Room and Walk-in Wardrobe
- Modern Bathroom with Freestanding Bath and His and Hers Sinks
- Established Garden with Patio Area, Decking and Pergola
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- Council Tax Band D, EPC Rating E



BRIEF DESCRIPTION

Well maintained by the current owners, this family home boasts plenty of high-end touches. The smartly decorated hallway leads through to the Kitchen and open plan Living Room/Diner, with modern features such a media wall & large glazed doors that open out to the rear patio area.

Upstairs, there are Three Spacious Bedrooms, with one currently used as a Dressing Room with a Walk in Wardrobe - suitable for any fashion lovers! There is also a large Family Bathroom with a freestanding bath, walk in shower and his and hers sinks, all with designer fittings including Dornbracht. There is also a generously sized loft hatch with ladder access to a 90% boarded loft.

LOCATION

Woodseaves is a popular village location approximately fifteen minutes drive to Newport and a five minute drive to Eccleshall both of which offer wide range of shops, bars and restaurants. Woodseaves itself also benefits from having a local pub, post office, village hall and primary school.

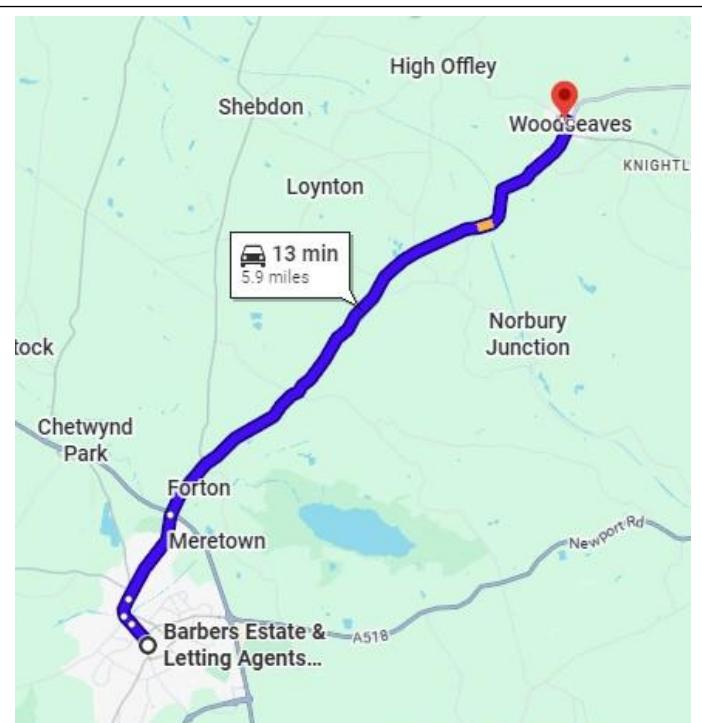
There is also the M6 motorway for those who need to commute which is approximately half an hours drive away.



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 mains electric, drainage and water together with LPG calor gas central heating is 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/>

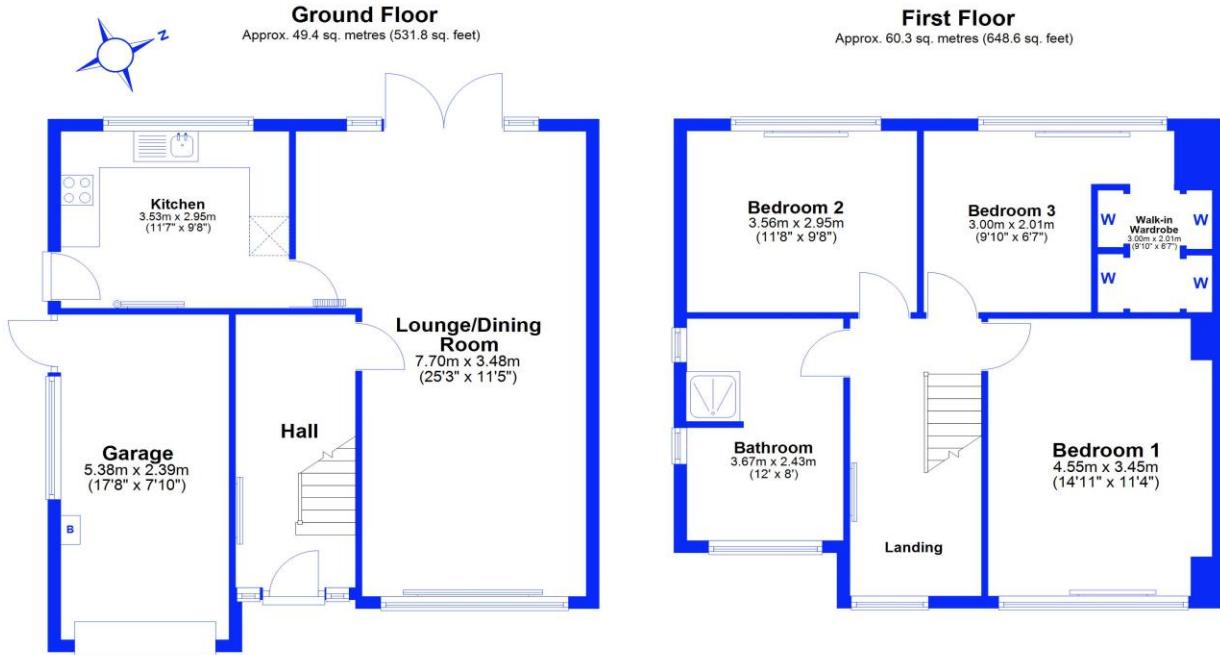
LOCAL AUTHORITY: Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ



DIRECTIONS: From Newport, take the A519 in the direction of Eccleshall, continue along this road for approximately 4 miles and upon reaching Woodseaves, head past The Cock Inn and the property will be located on the left hand side almost opposite the Post Office.

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: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



Total area: approx. 109.7 sq. metres (1180.4 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.

Plan produced using PlanUp.

3 Glebefields, Woodseaves, Stafford



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

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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.