



**Connells**

Anchor Way  
Gnosall Stafford





## Property Description

Connells are delighted to market for sale this well-presented chain free semi-detached family home in the idyllic village of Gnosall, Stafford. With ample amenities including primary school, CofE church, supermarket, post office, doctors surgery, dental practice and pubs, Gnosall is a highly sought after village location within close access of the market town of Stafford with a wider range of shops and restaurants and ample commuting opportunities via both the M6 motorway network and rail links with direct lines to Manchester, Birmingham and London Euston.

The property briefly comprises of an Entrance Hallway, Lounge and Kitchen-Diner on the ground floor; with two generous double Bedrooms and Family Bathroom on the first floor.

## Internal

### Entrance Hallway

Entering via a side UPVC double glazed door, the Entrance Hallway features an understairs storage cupboard, access to the Lounge and Kitchen-Diner with laminate wood flooring throughout.

### Kitchen-Diner

10' 5" Max x 10' 6" Max (3.17m Max x 3.20m Max)

Having a UPVC double glazed window and door to rear, this Kitchen features a range of modern wall and base cabinet units, laminate work surfaces with inset one and a half bowl sink and drainer, overhead cooker hood with space for an oven below, multi-directional lighting, under cabinet lighting, a wall mounted radiator and laminate wood flooring throughout.

### Lounge

12' 6" x 10' 10" (3.81m x 3.30m)

Having a UPVC double glazed window to front, this spacious Lounge benefits from a gas fireplace, wall mounted radiator and carpet throughout.

### Bedroom One

10' 10" x 10' 10" (3.30m x 3.30m)

Having a UPVC double glazed window to rear, this generous double bedroom benefits a wall mounted radiator and carpet throughout.

## Bedroom Two

7' 5" x 10' 10" (2.26m x 3.30m)

Having a UPVC double glazed window to front, this generous double bedroom benefits a wall mounted radiator and carpet throughout.

## Bathroom

Accessed via the First Floor Landing, this well presented Family Bathroom features a Bath with overhead shower and shower screen, WC, wash hand basin with high gloss vanity storage unit, a wall mounted chrome towel radiator, partially tiled walls, wall mounted extractor fan and tiled flooring throughout.

## External

The property frontage benefits from a side tarmac driveway for multiple vehicles in addition to a blockpaved area for further parking. Accessed via the Kitchen-Diner and Attached Garage, the low maintenance Rear Garden features a slabbed seating area, a raised gravelled area with decorative borders and two storage sheds.

## Garage

19' 7" x 7' 11" (5.97m x 2.41m)

Approached via the side tarmac driveway through double front doors and granting side pedestrian access to the rear Garden.

## Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/STD106220](http://connells.co.uk/Property/STD106220)**

Tenure: Freehold



Awaiting Photograph

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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