

Sellman Street, Gnosall

Stafford, ST20 0EP

John 
German



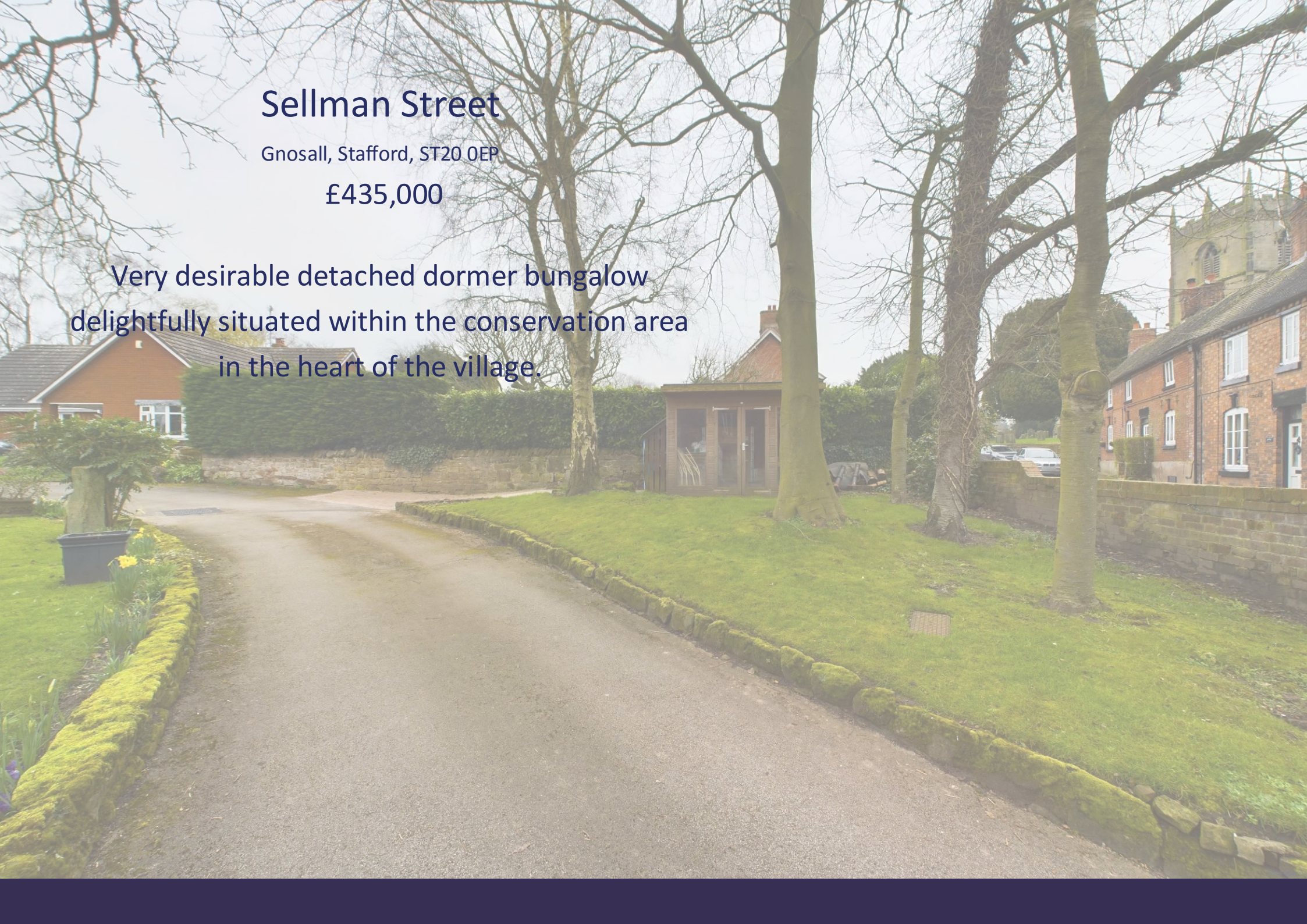


Sellman Street

Gnosall, Stafford, ST20 0EP

£435,000

Very desirable detached dormer bungalow
delightfully situated within the conservation area
in the heart of the village.



Gnosall is a very popular village with a good range of amenities and convenient for the county town of Stafford which has the main line intercity railway station with regular services operating into London Euston, some of which only take approximately 1 hour 20 minutes. Junction 14 of the M6 provide direct access into the national motorway network and M6 toll.

Accommodation comprises:

Porch opening to reception hall which has a useful cloaks cupboard and stairs rising to the first floor landing. There is a delightful lounge with opening to dining area, and the sitting room has a cast log burner and is dual aspect with two windows. The dining area has double French doors opening out to the drive.

The kitchen has a splendid range of white gloss units with contrasting work surfaces and a stainless steel 1 1/2 bowl sink and drainer. There are tile splashbacks, tiled floor, and a vertical radiator.

There is a side lobby off which leads a useful utility which has a further range of matching cupboards and contrasting work surfaces, stainless steel sink and drainer, and space and provision for washing machine and fridge freezer.

Cloakroom having a WC, wash basin and splashbacks to all walls.

Bathroom which has exquisite tiling and comprises bath, shower with both waterfall and conventional heads, wash basin set into an integrated cupboard and WC also having integrated cupboard and a vertical towel radiator.

Bedroom having a window to the side of the property.

First floor landing having storage space into the eaves and two double bedrooms, one of which has further storage space into the eaves and a Velux roof light.

The property enjoys a very pleasant plot which is situated on the corner of a private drive and has lawned garden with attractive stone walling and a drive which is capable of parking three or four cars, and also gives access to the garage. To the rear of the property there is a patio and further garden area. To the other side of the private drive there is another garden area belonging to this property, which again has lawn, mature trees, dwarf stone walling, attractive garden room and a further parking space.

Agents notes: The property is situated in a conservation area. There are trees on the plot with tree preservation orders. The land registry document mentions various charges, restrictions and covenants, and a copy of the document is available from our office upon request. The property is situated partly off Sellman Street and partly off a shared private drive with neighbouring properties.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Staffordshire County Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA08032024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1599.04 ft²
148.56 m²

Reduced headroom

14.94 ft²
1.39 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

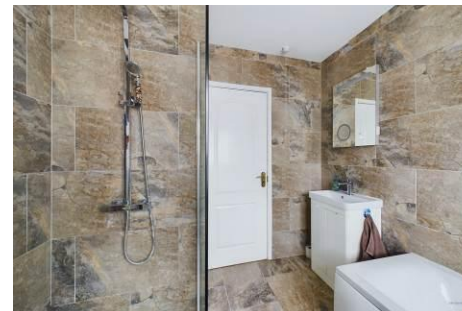
Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

AWAITING EPC MEDIA

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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