

Heathway

Gnosall, Stafford, ST20 0DE

John German





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£260,000

An attractive semi-detached family home with a garden home office situated on a cul de sac in this popular village.

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John German are delighted to offer this attractive three bedroom semi-detached family home situated in a quiet cul-de-sac in Gnosall. The village has a welcoming range of local country pubs, takeaways, health surgery and a Co-Op. It lies within easy access of the county town centre of Stafford which has a mainline intercity railway station offering regular services operating to London Euston, some of which take only approx. one hour and twenty minutes. Junction 14 of the M6 provides direct access into the national motorway network and M6 Toll.

A composite entrance door opens into the hallway with laminate wooden effect flooring and carpeted stairs rising to the first floor landing. A door opens into the living room with laminate wooden effect flooring, ceiling light point, feature electric fire, uPVC double glazed French doors opening out onto the rear garden and double doors leading into the kitchen/diner.

The heart of the home is the impressive open plan kitchen/diner with that is fitted with a generous selection of matching wall and base units with laminate worksurfaces over, inset stainless steel sink with drainer and mixer tap over plus space for various freestanding kitchen appliances. There are uPVC double glazed windows to the rear and side aspects, tiled flooring, two ceiling light points and a storage cupboard. Leading off the kitchen is the utility room with space and plumbing for a washing machine, tiled flooring, window to the front aspect, a door to the rear garden and a separate guest cloakroom with low level WC and wash hand basin.

Upstairs on the first floor landing there is a uPVC double glazed window to the front aspect, carpet flooring and loft access. Doors lead to the three bedrooms, two generously sized double bedrooms and one smaller single bedroom.

Completing the first floor is the family bathroom having a bath with shower over, wash hand basin, WC, fully tiled walls and an obscured UPVC double glazed window to the side.

The property is approached via path surrounded by a mainly lawned frontage with a mixture of trees and shrubs. Side gated access leads to rear garden that is a significant size being laid mainly to lawn with a variety of trees and shrub areas, two large patio areas, a vegetable patch, greenhouse and a fantastic versatile garden room home office, with power, lighting and electric heating.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** On road **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

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

Broadband type:

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: Stafford Borough Council / Tax Band B

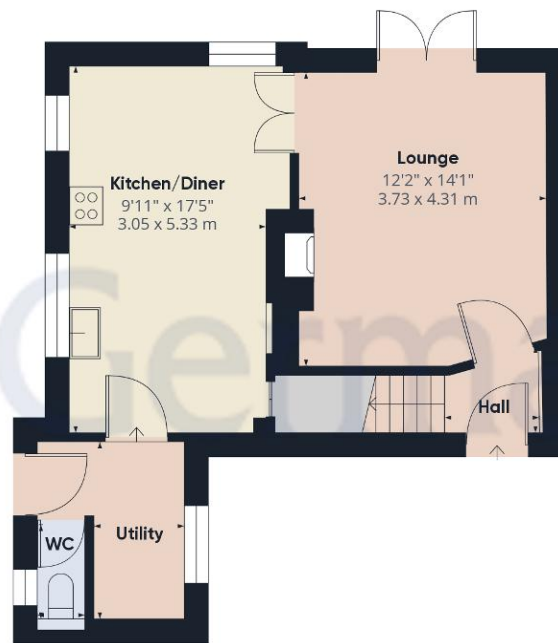
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/19082024

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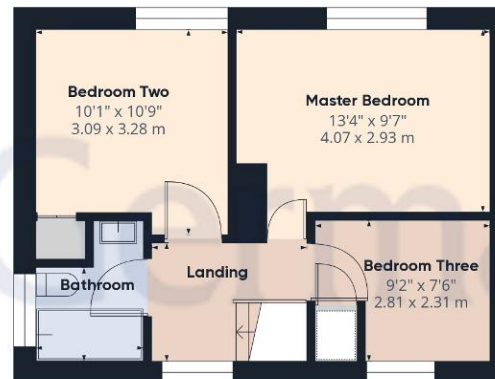


Ground Floor

Approximate total area⁽¹⁾

833.66 ft²

77.45 m²



Floor 1

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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