



£180,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💷 COUNCIL TAX BAND: **B**

Gnosall Stafford

Hollies Brook Close Gnosall
Stafford Staffordshire



Are you looking to step onto the property ladder or downsize? Consider this two-bedroom semi-detached home, available for sale with no onward chain.

Situated in the sought-after village of Gnosall, this property is ideal for first-time buyers wanting a move-in-ready home. The ground floor features an entrance hall, living room, and kitchen/diner. Upstairs, you'll find two bedrooms and a bathroom. The property also includes a driveway and an enclosed rear garden. Opportunities like this are rare, so call us today to schedule your viewing!

- Well Presented Semi-Detached Home
- Living Room & Kitchen/Diner
- Two Double Bedrooms & Bathroom
- Driveway & Rear Garden
- Popular Village Location
- No Onward Chain

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Porch

Accessed through a secure composite entrance door and having tiled flooring and a double glazed window to the side elevation.

Living Room 11' 11" x 11' 9" (3.62m x 3.59m)

A bright reception room with stairs rising to the first floor landing & accommodation, a double glazed window to the front elevation and a radiator.

Kitchen & Dining Space 10' 4" x 11' 9" (3.15m x 3.59m)

Fitting with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset sink/drain unit with mixer tap over, and having an integrated oven & hob with spaces for additional kitchen appliances. The room also benefits from having built-in storage cupboard housing a wall mounted gas central heating boiler, wood effect flooring, a radiator, a double glazed window to the rear elevation and a double glazed rear door.

First Floor Landing

Having a double glazed window to the side elevation, access to the loft space and internal doors off, providing access to all bedrooms & bathroom.



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Bedroom One 9' 5" x 11' 11" (2.86m x 3.62m)

A double bedroom with a built-in cupboard, radiator and a double glazed window to the front elevation.

Bedroom Two 10' 9" x 6' 7" (3.27m x 2.01m)

Having a radiator and a double glazed window to the rear elevation.

Bathroom 7' 7" x 4' 11" (2.32m x 1.49m)

Fitted with a white suite comprising of a low-level WC, a wash hand basin set into top with mixer tap over & storage beneath and a panelled bath with an electric shower over. There is also wood effect flooring, a radiator and a double glazed window to the rear elevation.

Outside Front

The property is approached over a driveway providing off-street vehicle parking and access to the entrance door to the front elevation with a lawned garden to the side.

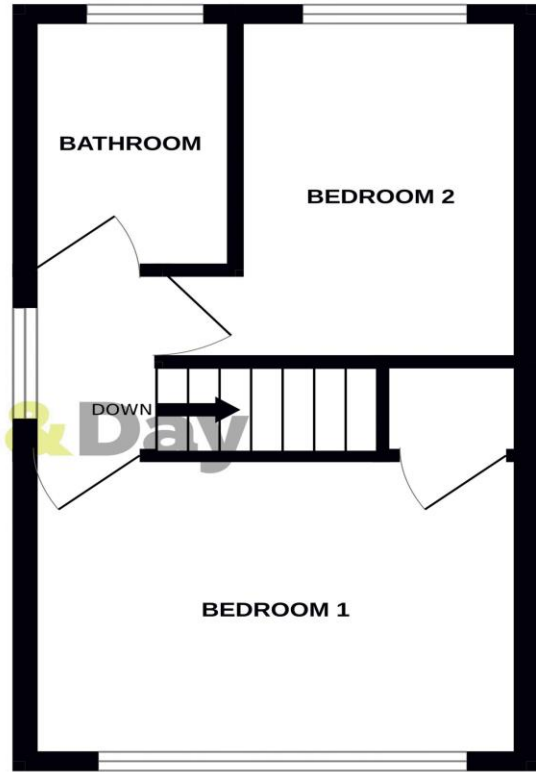
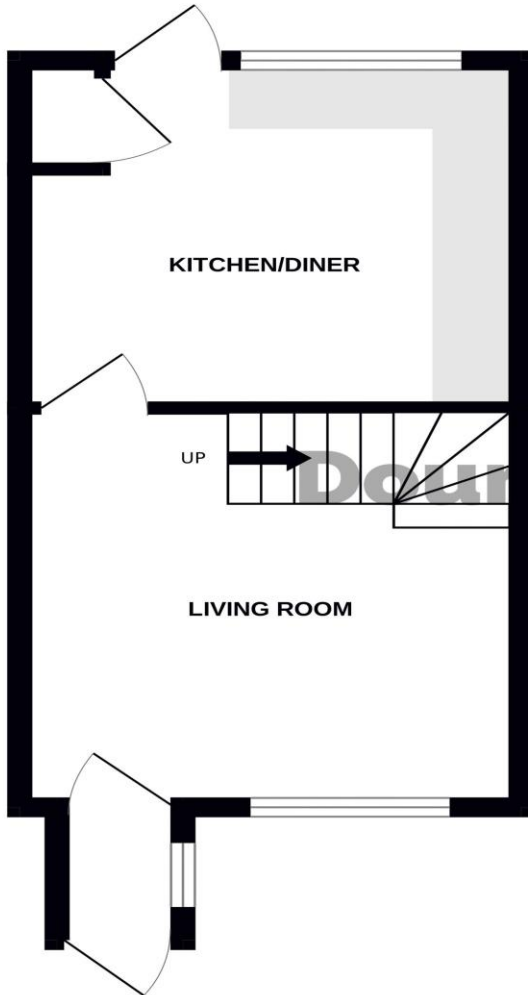
Outside Rear

An enclosed rear garden with gated access leading onto the driveway featuring paved seating areas and a lawned garden.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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