



**14 Marsh Meadows,
Adbaston,
ST20 0QE**

Guide Price £220,000

A larger style Semi-Detached house providing a family home with well proportioned living space, situated in the village of Adbaston, surrounded by open countryside. Benefitting from NO UPWARD CHAIN.

The accommodation briefly comprises to the ground floor through entrance hall, spacious lounge, fitted kitchen with separate utility room and WC. To the first floor three bedrooms and a family bathroom. Externally there are good sized front and rear gardens with views beyond.

Adbaston is a small village in Staffordshire situated approximately half way between the towns of Newport and Eccleshall and near to the villages of Cheswardine, Woodseaves, High Offley and Knighton. The towns of Eccleshall and Newport offer all local amenities and good road access links to the A41, M6 and M54 respectively.

ENTRANCE

Having a double glazed entrance door leading in to the hallway which has a staircase to the first floor accommodation, radiator, and door off to the Lounge.

LOUNGE

18'6 into bay window 12'7 (5.64m into bay window 3.84m)

Having an electric fireplace, double glazed window to front, radiator and door leading to the kitchen.



KITCHEN

16' 7 x 8'7 (4.88m 2.13m x 2.62m)

Fitted with a range of base and wall units with work surfaces over to three sides incorporating an inset sink with drainer and mixer tap and having a fitted cooker and hob, integrated dishwasher, and spaces available to accommodate further kitchen appliances. There is laminate flooring and partly tiled walls, double glazed windows to the front elevation and a radiator.



WC

Fitted with a low-level WC.

UTILITY

5'8 x 4'5 (1.73m x 1.35m)

Space and plumbing for a washing machine.

FIRST FLOOR LANDING

Having access to the loft space, and internal doors off to all three bedrooms and the family bathroom.

BEDROOM 1

15'8 x 9'9 (4.78m x 2.97m)

Double glazed window to the front elevation, and a radiator.



BEDROOM 2

13'10 x 11'2 (4.22m x 3.40m)

Having a double glazed window to the front elevation, and a radiator.



BEDROOM 3

9'3 x 7'2 (2.82m x 2.18m)

Having fitted wardrobes to the full length of one wall, double glazed window to the rear elevation, and a radiator.



OUTSIDE

Good sized gardens to the front and rear. The property benefits from a wide rear garden which is laid mainly to lawn having a variety of established shrubs. The rear garden enjoys spectacular views over adjacent countryside.



BATHROOM

Fitted with a low-level WC, a built in wash hand basin and shower cubical. There is tiling to the walls, a double-glazed window to the rear elevation and a radiator.



AGENTS NOTES:

SERVICES: The vendors confirm that there is mains water and electricity and LPG gas. Davies White & Perry 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.

LOCAL AUTHORITY: Stafford Borough Council – Council Tax Band B (which we understand is currently £1,48E5.63 for the year 2022/2023)

EPC RATING: E (42)

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: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

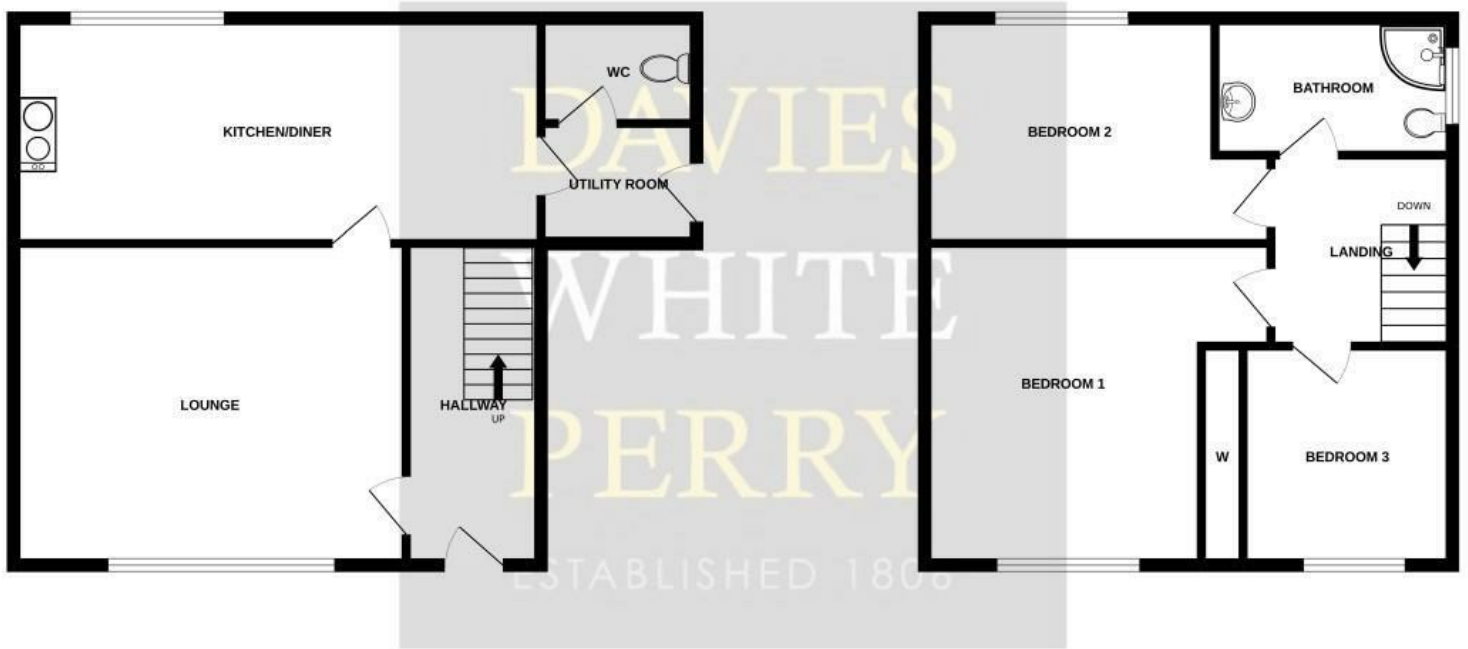
METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

DIRECTIONS: From the High Street, take the Stafford Street turning off the roundabout with the Barley public house. At the traffic lights, continue over into the Stafford Road following this across the round-about with Saxon Drive/Daniels Cross and at the next roundabout, take the first exit onto the Newport Bypass (A41), follow this road straight over the next roundabout and take the right hand turning at the junction on the A41. Follow this road straight for approximately 5 miles through Puleston, Flashbrook and Knighton. Go past the Haberdashers Arms on your left and 14 Marsh Meadows will be shortly after on the left.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.