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**7 Coley Mill Barns Coley Lane, Newport, TF10 9DA
Offers In The Region Of £450,000**

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The property is beautifully presented throughout finished with neutral colours and boasting characterful features such as oak beams and flagstone flooring. The ground floor comprises a large well proportioned lounge, an open plan kitchen-dining-family room with utility and a cloakroom / WC. The first floor is set out to three bedrooms, the principal bedroom being of good size with en-suite and a walk-in wardrobe and the two further good sized double bedrooms are also appointed with en-suites. Externally, the property offers parking for three vehicles to the front and additional residents parking if required. The generous rear garden is of good size, laid to lawn and a large decking area ideal for summer dining.

The property is located 2.5 miles from Newport, with highly regarded schools all having excellent OFSTED ratings, including two selective secondary schools, along with a selection of independent shops, larger chain style shops and supermarkets, as well as a variety of leisure facilities. Regular bus services run from the centre of Newport to the larger towns of Telford (10 miles) and Stafford (16 miles) with their mainline train stations, wider range of shops and leisure facilities. Commuting to Chester, Shrewsbury, Wolverhampton or Birmingham would be possible as there is to easy access to the main road network from Newport. The property also sits within 3.7 miles from the popular village of Gnosall, served by it's own shops, comprehensive local services and public houses, with easy access to nearby countryside.

The property is set out in further detail below;

Wooden front door into...

Entrance Hall

With flagstone flooring and radiator. Door to...

Cloakroom / WC

Having a low-level flush WC and pedestal wash basin with tiled splash back.

Lounge

17'3" x 16'11" (5.28 x 5.17)

Being of considerable size with dual aspects allowing an abundance of natural light. To the centre of the room is a contemporary log effect LPG gas fire. Finished with oak flooring and radiator. Glazed doors to the front and rear.

Kitchen-Dining-Family Room

22'11" x 17'9" (6.99 x 5.43)

A spacious and well presented kitchen area having a range of base cabinets comprising cupboards, pull out storage and drawers with granite work surfaces over. Integral fridge and freezer. New LPG gas range cooker with 5 ring gas hob over and extractor above. Central island with granite work surface having inset sink. Room for a large dining table and sofa suite.

Finished with characterful oak beams to ceilings and flagstone flooring. 'French' doors to rear garden and two front aspect windows.

Utility Room

8'3" x 5'6" (2.52 x 1.70)

Fitted with base cupboards having granite work surfaces above and inset sink. Space and plumbing for washer / dryer and dishwasher. Door to useful storage cupboard. Rear facing window.

The centrally located staircase from the Entrance hall rises to the first floor landing, with rear facing window and radiator. First door to the left into...

Principal Bedroom

17'10" x 12'0" (5.45 x 3.68)

A generous sized double bedroom with front, rear and side aspect windows. Radiator and oak beam. Door to walk-in wardrobe and door to...

En-suite

Panelled bath with mains shower unit over and tiled surround. Low-level flush WC and pedestal wash basin. Skylight and heated towel radiator.

Second Bedroom

16'6" x 11'1" (5.03 x 3.40)

A good sized double bedroom with built-in double wardrobe and rear facing window. Oak beam and radiator. Door to

En-suite

Inset tiled shower cubicle with mains shower unit. Low-level flush WC and pedestal wash basin. Heated towel radiator.

Third Bedroom

13'5" x 11'5" (4.11 x 3.49)

A good sized double bedroom, currently used as a study. Front facing window and radiator. Cupboard with hanging rail. Door to...

En-suite

Inset tiled shower cubicle with mains shower unit. Low-level flush WC and pedestal wash basin. Heated towel radiator.

Outside

The property is approached over a shared gravelled access drive and offers ample parking for up to three cars to the front. There is additional guest parking if required just a short distance from the property. Gated access opens to the substantial west facing rear garden, being laid to lawn with mature shrubbed borders, a large decking area ideal for entertaining and a gravelled area with space for a garden shed. Outside tap.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Stafford Borough Council, that the property is in Band: E

EPC RATING: D

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water and electricity are connected. Gas is served via a communally shared LPG tank and drainage is into a shared septic tank

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

*Vendors have made us aware that there are not mobile black spots within the property.

ADDITIONAL CHARGES: We understand that there is a monthly charge of £75PCM towards the maintenance costs, the communal areas, access drive, LPG tank and septic drainage.

RIGHTS AND RESTRICTIONS: We are advised that the property is Grade II listed and any alterations will require the relevant consents and approvals.

FLOODING ISSUES: We are advised that the property hasn't flooded within the last five years.

PLANNING PERMISSIONS/DEVELOPMENTS: None

COAL FIELDS/MINING: None

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519
Email: sales@tempertons.co.uk

DIRECTIONS: From Newport, proceed along the A518 towards Stafford and after approx 1 1/2 miles turn first right immediately after crossing over a small bridge, onto Coley Lane and Coley Mill barns development can be seen on the right hand side.

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

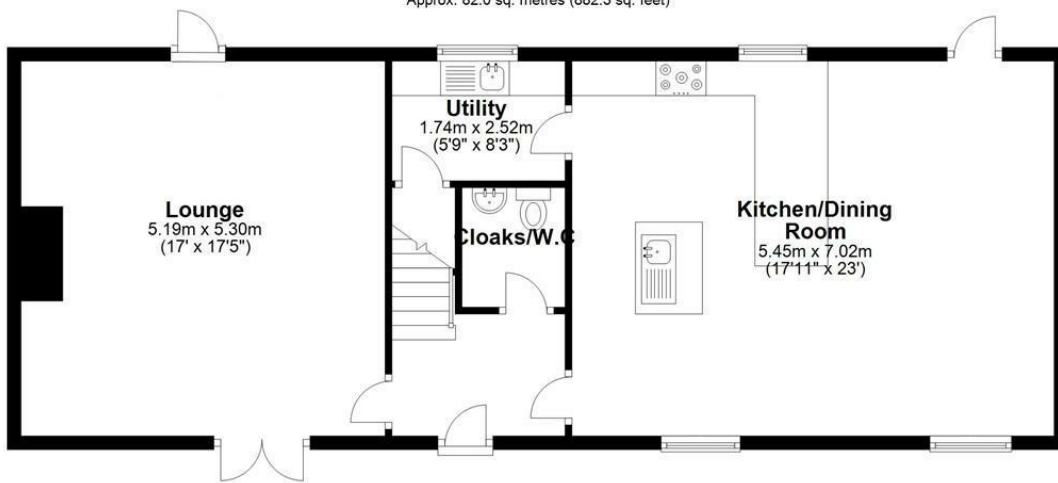




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

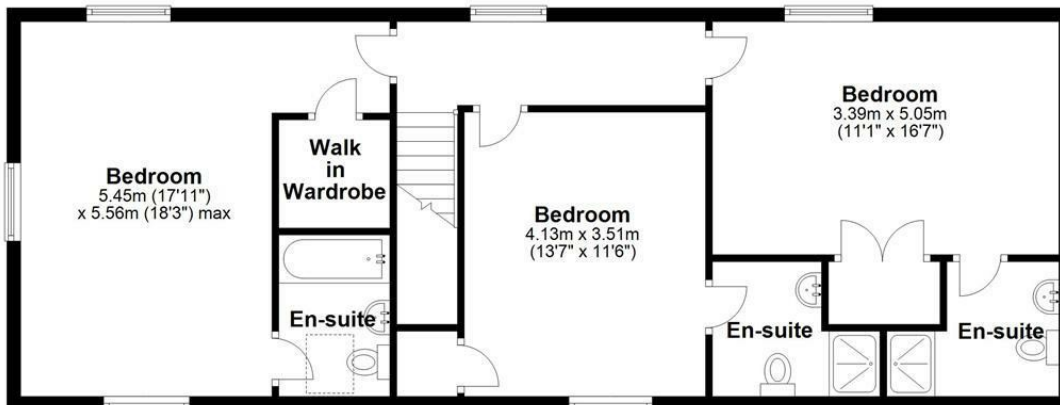
Ground Floor

Approx. 82.0 sq. metres (882.3 sq. feet)



First Floor

Approx. 83.4 sq. metres (897.5 sq. feet)



Total area: approx. 165.4 sq. metres (1779.8 sq. feet)

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.

