



**Estate Agents
Letting Agents
Surveyors & Valuers**

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**5 Moors Wood, Gnosall, ST20 0FD
Offers In The Region Of £535,000**

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To the ground floor, the property is set out to a well proportioned lounge, kitchen-diner, family room, utility, cloakroom / WC and double garage. The first floor is set out to four double bedrooms (two having an en-suite) and a family bathroom. Externally, there is off-road parking to the front for up to 4 cars, side access to a most pleasant landscaped rear garden with outlook over neighbouring farm land.

Gnosall has a range of shops and pubs within the village as well as two dentists, a doctors surgery, primary school and a fire station. Located just 8 miles from the county town of Stafford, and within easy commuting distance of Stone, Stoke-on-Trent, Shrewsbury and Telford, all with their respective road links, motorway connections and mainline railway stations.

An internal inspection is highly recommended. The property is set out in further detail below.

Front door into...

Entrance Hall

Having a radiator and understairs cupboard. Door to...

Cloakroom / WC

Complete with a pedestal wash basin and low-level flush WC.

Lounge

19'1" x 13'3" (5.82 x 4.06)

A good sized lounge with front aspect uPVC double glazed bay window. Radiator.

Kitchen-Diner

28'0" x 12'4" (8.55 x 3.78)

A wonderful space, opening out to the garden. Having base and wall mounted units comprising gloss fronted cupboards and drawers with work surfaces above. Integrated fridge-freezer, double oven, 4 ring gas hob, dishwasher and wine cooler. 1 1/2 stainless steel sink with drainer. Rear aspect uPVC double glazed window and patio doors to rear garden. Double doors into...

Family Room

12'4" x 11'7" (3.78 x 3.55)

A versatile space currently used as a snug. With patio doors to the rear garden and radiator.

Utility Room

Space for washing machine. Side courtesy door and stainless steel sink with drainer.

Staircase from the Entrance Hall rises to the first floor Landing, having a front aspect uPVC double glazed window, radiator and hatch to partially boarded loft with fitted loft ladder. Storage cupboard and additional cupboard housing hot water cylinder.

Bedroom One

13'6" max x 12'5" (4.13 max x 3.79)

A good sized double bedroom with front aspect uPVC double glazed bay window. Radiator.

En-suite

Having a walk-in shower with mains fed shower head and separate panelled bath. Pedestal wash basin and low-level flush WC. Side aspect uPVC window and radiator.

Bedroom Two

12'5" x 11'4" (3.80 x 3.46)

Double bedroom with rear aspect uPVC double glazed window and radiator.

En-suite

Walk-in shower with mains fed shower head. Low-level flush WC and pedestal wash basin. Rear aspect uPVC double glazed window and radiator.

Bedroom Three

13'0" x 7'8" (3.98 x 2.34)

Double bedroom with rear aspect uPVC double glazed window and radiator.

Bedroom Four

11'9" x 8'10" (3.60 x 2.71)

Double bedroom with front aspect uPVC double glazed window and radiator.

Family Bathroom

Shower cubicle with mains fed shower head and separate panelled bath. Pedestal wash basin and low-level flush WC. Side aspect uPVC double glazed window and radiator.

Double Garage

Having up and over doors accessed from the front driveway, with power and lighting.

Outside

The property is approached off Moors Wood towards the end of a pleasant cul-de-sac, offering off-road parking for up to 4 vehicles to front on a Tarmaced driveway and electric charging point. Gated side access leads to the enclosed rear garden, landscaped to lawn and full-width patio area. Outside tap and security light.

Additional Information

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

EPC RATING: B (85)

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, electricity, gas and drainage are connected.

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.

ADDITIONAL CHARGES: The vendor is not aware of any.

RIGHTS AND RESTRICTIONS: The vendor is not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any.

COAL FIELDS/MINING: The vendor is not aware of any affecting the property.

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

DIRECTIONS: At the central roundabout in Gnosall just past the petrol station take the first exit left onto Brookhouse Road, at the T junction take the left turning onto Knightley Road and then a right turning onto Moors Wood. The property can be found on your left after a short distance.

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.

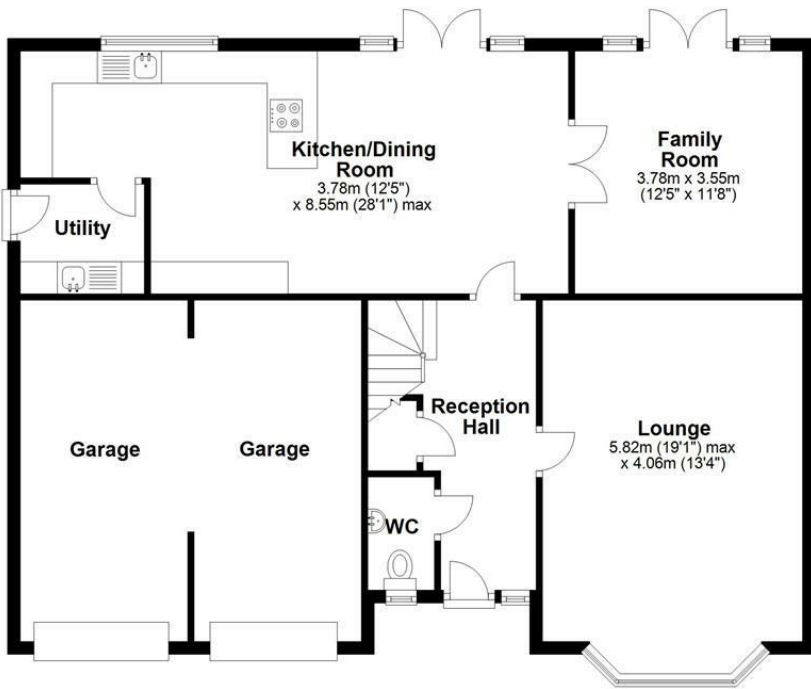




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

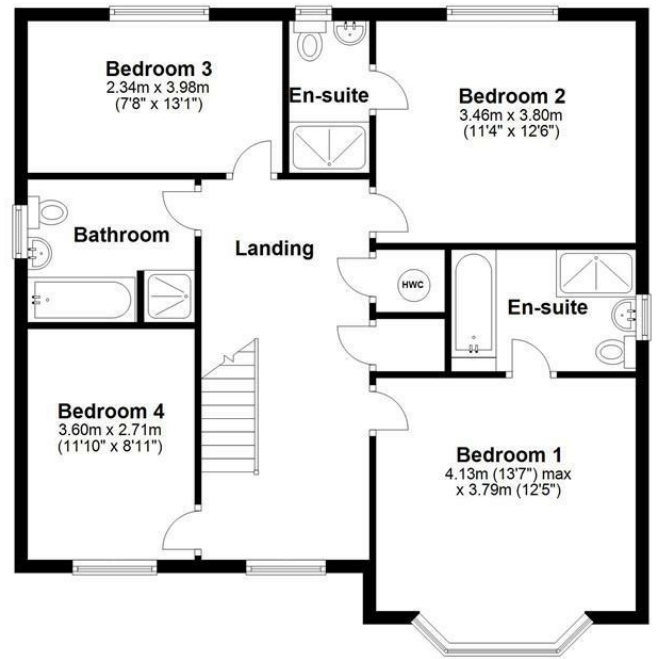
Ground Floor

Approx. 110.0 sq. metres (1183.9 sq. feet)



First Floor

Approx. 82.7 sq. metres (890.3 sq. feet)



Total area: approx. 192.7 sq. metres (2074.3 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.

