



**Estate Agents
Letting Agents
Surveyors & Valuers**

23 - 25 High Street
Newport
Shropshire
TF10 7AT
01952 812519
sales@tempertons.co.uk



Lusarne, Lower Bromstead Lane, Moreton, Newport, TF10 9DQ
Offers In The Region Of £595,000

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The property is situated on the fringes of Moreton village with its church and village hall. In close proximity is the much larger village of Gnosall, with its good range of amenities including primary school, local shops, post office, surgery, petrol station etc. about 3.5 miles away. The market town of Newport, with its high street shops, supermarkets, bank and building society, secondary schools etc. is about 5 miles away.

The double glazed accommodation is set out in further detail below;

Front door into...

Reception Hall

Tiled floor and radiator.

Cloakroom / WC

Having a low-level flush WC and wash hand basin. Radiator and front aspect uPVC double glazed window.

Lounge

16'10" x 14'11" (5.15 x 4.56)

A well proportioned room having central fireplace with log burner. Front aspect uPVC double glazed window and radiator. Double doors into...

Dining Room

14'11" x 13'0" (4.56 x 3.97)

'French' doors to the rear garden and laminate flooring. Vertical radiator.

Kitchen

16'2" x 13'0" (4.93 x 3.97)

A recently fitted modern kitchen comprising a comprehensive range of cabinets including base units with drawers and work surfaces above and wall mounted cupboards. 1 1/2 sink with drainer and mixer tap. Two integrated ovens (one pyrolytic oven and a steam oven) and separate induction hob with modern extractor over. Space for dishwasher and large fridge-freezer. Breakfast bar with drawers and integrated microwave. Tiled flooring and rear aspect uPVC double glazed window. Internal door to Garage and door to...

Inner Hall

Having a radiator and external courtesy door. Door to...

Utility Room

9'4" x 7'8" (2.86 x 2.35)

Worksurfaces having a stainless steel sink with drainer and cupboard below. Space for a washing machine, dryer and under counter fridge. Built-in storage.

Double Garage

16'8" x 13'4" (5.10 x 4.08)

Having voice controlled electric up and over door. Power and light. Oil fired central heating boiler.

Stairs from the Entrance Hall rise to the first floor Feature Landing, having a full-height uPVC double glazed window and radiator.

Main Bedroom

16'2" x 13'3" (4.95 x 4.04)

A large double bedroom having a rear aspect uPVC double glazed window with far reaching views and radiator. Door to...

Second Bedroom / Dressing Room

13'3" x 12'8" (4.04 x 3.87)

Currently used as a dressing room having a built-in wardrobe. Rear aspect uPVC double glazed window and radiator. Door to...

En-suite

Being partially tiled having a shower cubicle with mains fed shower head. Low-level flush WC and pedestal wash basin. Towel radiator.

Third Bedroom

16'9" x 13'9" (5.13 x 4.21)

Having a built-in double wardrobe and front aspect uPVC double glazed window. Radiator.

Fourth Bedroom

12'8" x 9'1" (3.87 x 2.77)

Currently used as a home office, having a side aspect uPVC double glazed window and radiator. Door to useful eaves storage.

Bathroom

Being fully-tiled having a free standing bath and corner shower cubicle with mains fed shower head. Wash hand basin with cupboard below and low-level flush WC. Side aspect uPVC double glazed window and towel radiator.

Hatch to loft space with fitted step ladder to...

Roof Room

14'11" x 9'10" (4.57 x 3.00)

Having potential for a loft conversion with the appropriate consents, with power, light and a 'Velux' style window. Door to further boarded storage.

Outside

The property is accessed off Lower Bromstead Lane, onto a tarmaced driveway providing ample off-road parking having shaped lawn to one side and gravelled area to the other. Gated access to both sides of the house lead to the most pleasant rear garden with a stunning outlook over neighbouring farmland. The landscaped garden is laid to a full-width patio area and lawn with raised flowers beds and mature shrubbed areas. Two garden sheds and a greenhouse. Outside tap and external power sockets.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Stafford Borough

Council, that the property is in Band: F

EPC RATING: D

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

SERVICES: We understand that mains water and electricity are connected. Oil fired central heating. Private drainage to septic tank, located in the rear garden.

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 vendors are not aware of any.

RIGHTS AND RESTRICTIONS: The vendors are not aware of any.

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

PLANNING PERMISSIONS/DEVELOPMENTS: We are not aware of any planning applications in close proximity to the property.

COAL FIELDS/MINING: The vendors are not aware of any.

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 take the second right turning towards Wilbrighton. Proceed along this road, at the junction bear left and then take a right turning onto Lower Bromstead Lane towards Moreton and the property can be found on your right hand side 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.

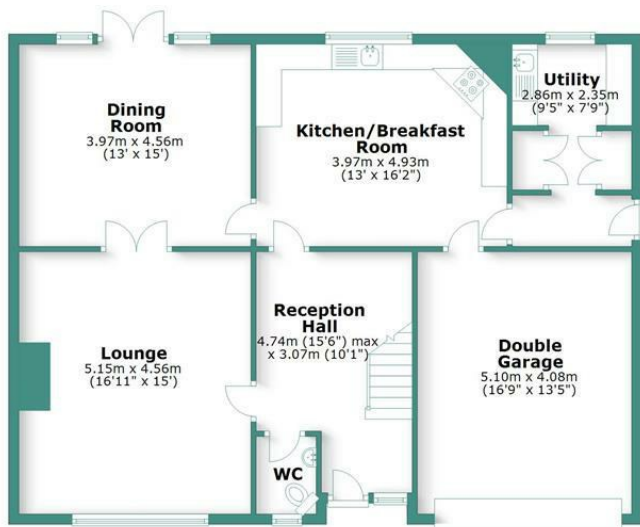




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	58	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

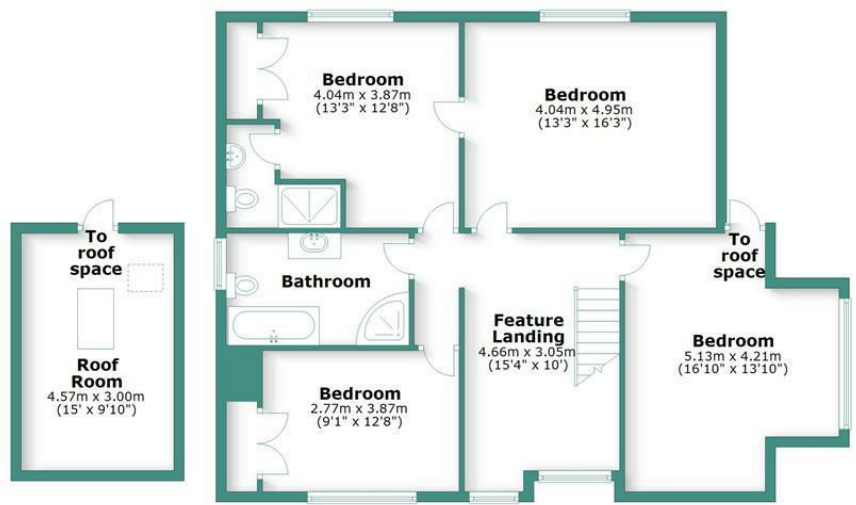
Ground Floor

Approx. 109.3 sq. metres (1176.5 sq. feet)



First Floor

Approx. 110.8 sq. metres (1192.4 sq. feet)



Total area: approx. 220.1 sq. metres (2368.9 sq. feet)

Measurements shown are at the widest points of each room and as such are for information purposes only. They may vary from actual measurements and are not to scale.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.