



**Estate Agents
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3 Coley Mill Barns, Coley Lane, Newport, TF10 9DA
Offers In The Region Of £624,950

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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 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 its own shops, comprehensive local services and public houses, with easy access to nearby countryside.

An internal inspection is highly recommended, set out in further detail below;

Front door into...

Reception Hall

17'4" x 12'3" (5.30 x 3.74)

Valuated ceiling and oak beams. Radiator and understairs cupboard. Oak flooring

Dining Room

12'3" x 11'6" (3.74 x 3.53)

Vaulted ceiling, oak beams and 'Velux' style windows. Coat cupboard with hanging rail. Oak flooring.

Kitchen

13'5" x 11'6" (4.09 x 3.53)

Base and wall mounted units comprising wood fronted cupboard and drawers with granite work surfaces above. Integrated fridge, freezer and dishwasher. Built-in sink with mixer tap. Space for gas cooker. Chinese slate flooring and radiator. Gallery landing above and 'Velux' style windows. Door to...

Utility Room

Base and wall mounted cupboards with worksurfaces above and built-in sink. Space and plumbing provision for washing machine and dryer. Door to...

Cloakroom / WC

Low-level flush WC and pedestal wash basin.

Lounge

17'1" x 16'9" (5.22 x 5.13)

A well proportioned room having a rear aspect double glazed window and door to rear garden. Central fireplace incorporating a modern gas log burner. Oak flooring and radiator.

Bedroom Two / Sitting Room

18'7" x 17'4" (5.68 x 5.30)

Currently used as a bedroom and store room. Having two front aspect double glazed windows and radiator.

Inner Hall

Cupboard housing the gas fired combination boiler and hatch to loft.

Main Bedroom

17'4" x 11'9" (5.30 x 3.60)

Having dual aspect double glazed windows and radiator.

En-suite

Being fully-tiled with walk-in shower having a mains fed modern shower head with multiple jets. Free standing marble sink with mixer tap and low-level flush WC. Side aspect double glazed window and chrome towel radiator.

Walk-in wardrobe

With hanging rails and light.

Bedroom Three

17'4" x 12'3" (5.30 x 3.74)

Having a front aspect double glazed window and radiator. Hatch to loft.

Bathroom

Shower cubicle with mains fed shower head. Panelled bath with tiled surround. Pedestal wash basin and low-level flush WC. Chrome towel radiator.

Stairs from the Reception Hall rise to...

Office / Sitting Room

18'6" x 17'4" (5.64 x 5.30)

Having a front aspect double glazed window and radiator. Oak beams.

Gallery Landing Over Kitchen

Storage cupboard, oak beams and 'Velux' style windows.

Bedroom Four

17'2" x 16'9" (5.24 x 5.13)

Side aspect window and radiator. Oak beams.

Outside

The property boasts a large block paved drive to the front providing off-road parking and lawns to the front and side. Outside tap and electric car charging point, The pleasant and sunny aspect rear garden is landscaped to patio and lawn area. Garden shed and external power point.

Additional Information

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

EPC RATING: D (63)

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.

ADDITIONAL CHARGES: We understand that there is a monthly charge of £95PCM 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: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

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

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. The property can be found on your left 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 ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Smart Search or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £25.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

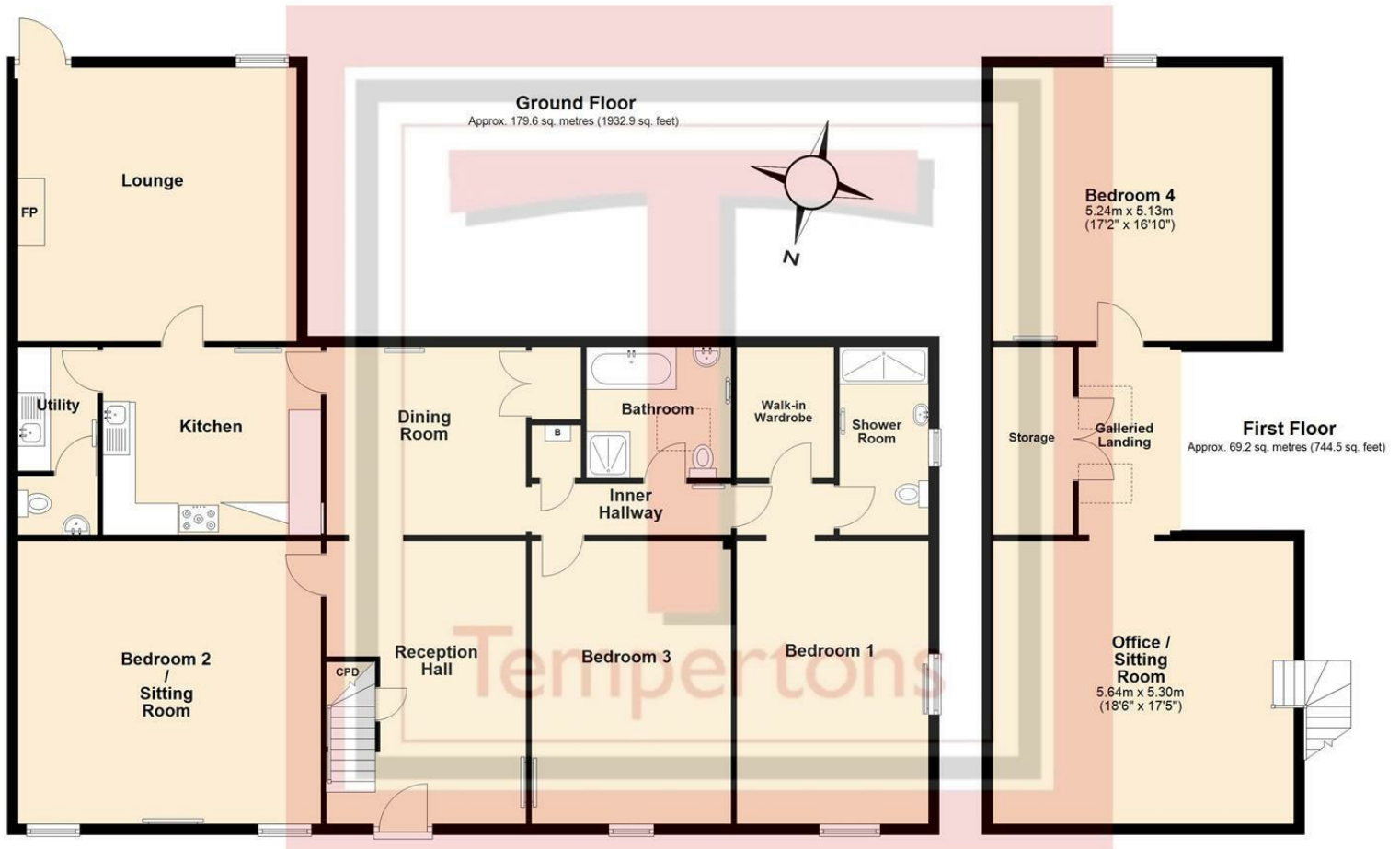
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	78
England & Wales		EU Directive 2002/91/EC



Total area: approx. 248.7 sq. metres (2677.4 sq. feet)

This floor plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property. Plan produced using PlanUp.

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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.