



**Estate Agents
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33 Fountain Fold, Gnosall, Stafford, ST20 0DR
Offers In The Region Of £350,000

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The popular village of Gnosall lies approximately 6 miles from Newport and 7 miles from the county town of Stafford. There is also a good bus service to Newport and Telford to the West, and Stafford to the East, with it's main line railway station and greater range of high street shops and amenities. Gnosall is served by it's own shops, comprehensive local services and public houses, with easy access to nearby countryside.

The well presented and fully double glazed accommodation in more detail;

Hallway

Having coved finish to ceiling and panelled radiator.

Ground floor Shower Room

Being fully-tiled having walk-in shower cubicle with mains shower unit, corner wash hand basin and close coupled WC. Radiator and side aspect double glazed window.

Lounge

20'3" x 10'9" (6.19 x 3.29)

With brick built feature fireplace incorporating cast iron log burner. Wood effect laminate flooring and coved finish to ceiling. Two panelled radiators and double glazed front aspect picture windows.

Glazed doors open to...

Dining Room

13'3" x 8'9" (4.05 x 2.68)

Having built-in storage cupboard. Radiator and internal doors opening to the Hallway and the Kitchen.

'L' Shaped Kitchen / Breakfast Room

20'3" max x 17'0" max (6.19 max x 5.19 max)

With a range of modern white hi-gloss fronted cabinets comprising base and wall mounted cupboards and drawers having wood effect work surfaces and complimentary wall tiling. White enamelled sink and drainer unit. Includes slimline dishwasher and space / provision for washing machine and fridge. Double width electric 4 FLAVEL cooking range with matching chimney style cooker hood above and tiled back. Central island having base cupboards below. Attractive ceramic tiled floor continued to the Breakfast Area with two 'Velux style' sky lights and double glazed 'French' style doors providing plenty of natural light opening to the rear garden. Panelled radiator.

Stairs from the Hallway rise to the first floor Landing, having a central 'Velux style' skylight and access hatch to loft space. Panelled radiator. Built-in cupboard housing central heating boiler.

Bedroom One

11'6" x 11'0" (3.51 x 3.36)

Having two built-in wardrobes. Front aspect double glazed window and radiator.

Second Bedroom

11'5" x 8'2" (3.49 x 2.50)

With double glazed rear aspect window enjoying far reaching views over open fields. Radiator.

Bedroom Three

11'0" x 8'6" (3.36 x 2.60)

With double glazed rear aspect window enjoying far reaching views over open fields. Radiator.

Bedroom Four

11'6" x 7'1" (3.51 x 2.17)

With radiator and double glazed front window.

Refitted Bathroom

Having pine panelled bath and electric shower unit above. Vanity unit with circular basin and mixer tap having base cupboard below. Close coupled WC and chrome faced ladder radiator. Double glazed side window with patterned glazing.

Outside

The property is approached off Fountain Fold over a gravelled driveway and front garden, offering ample off-road parking for several vehicles leading to the attached garage having an up and over metal door and garden WC and rear store. The delightful rear garden enjoying a south easterly sunny aspect and views across open countryside. Set to a full-width paved patio and ornamental fish pond with steps leading to further raised paved area having wooden garden pergola, garden sheds and greenhouse. Grassed area with children's play swing and post and rail fencing being open-fronted and taking advantage of the countryside views.

Additional Information

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

EPC RATING: D (64)

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 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: The vendors are not aware of any.

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, take the A518 towards Stafford, as you enter the village, take the first right turn past the Navigation Inn, into Mill Lane, at the T junction turn left into Wharf Road, follow this road turning third right onto Ginger Hill. Continue up the hill and turn third right into Fountain Fold and the property can be found on the left 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 fittings, 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.

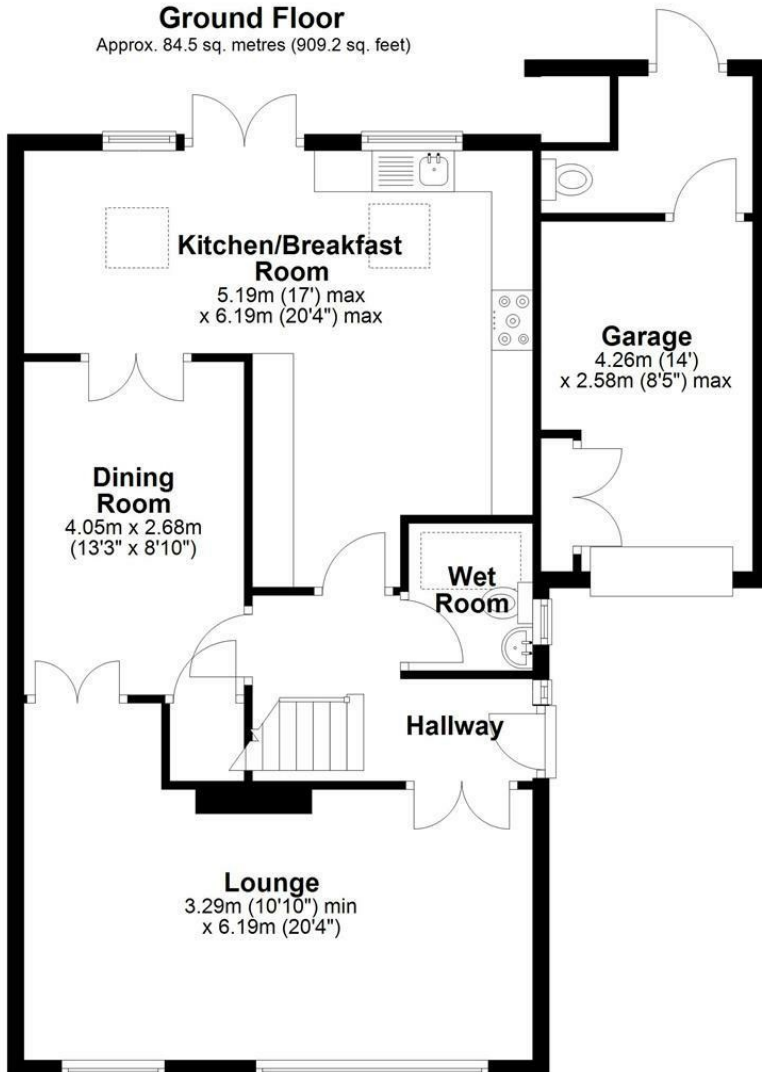




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

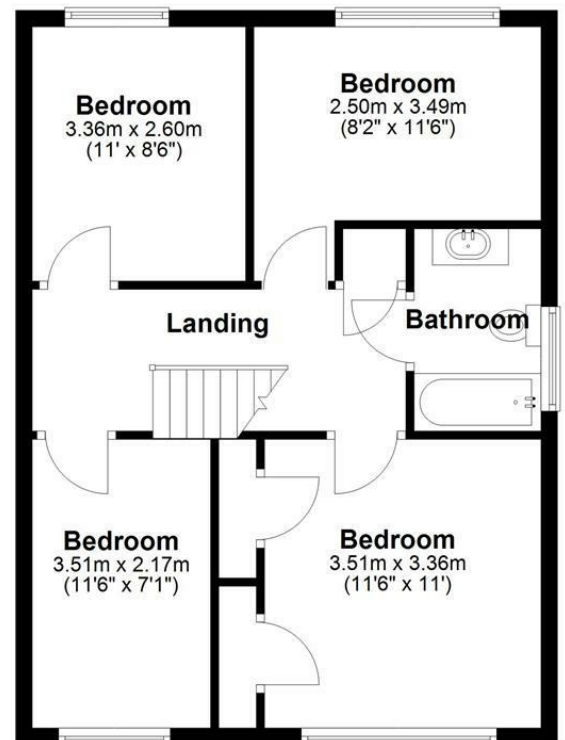
Ground Floor

Approx. 84.5 sq. metres (909.2 sq. feet)



First Floor

Approx. 54.0 sq. metres (581.0 sq. feet)



Total area: approx. 138.4 sq. metres (1490.2 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.