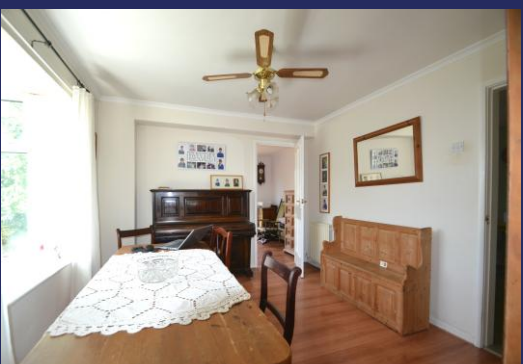




Helping *you* move



## The Deed, High Offley, Woodseaves, ST20 0LG

Situated on a substantial plot in the rural village of Woodseaves, this Five Bedroom property offers plentiful accommodation throughout, including multiple reception rooms, as well as established gardens and driveway parking.

Offers in the Region of  
**£465,000**

# The Deed, High Offley, Woodseaves, ST20 0LG

## Overview

- A Detached Family Home
- Five Bedrooms, Two Downstairs and Three Upstairs
- Occupying a Wraparound Plot in a Lovely Village Location
- Kitchen/Dining Room, Utility Room, Living Room
- Separate Dining Room, Snug
- Family Bathroom
- Established Gardens to the Front and Rear
- Driveway Parking for Several Vehicles
- Garage
- EPC Rating – E
- Council Tax Band E



## BRIEF DESCRIPTION

Occupying a wonderful plot in the charming village of Woodseaves, this Five Bedroom property presents a real opportunity. Offering plentiful living accommodation with Living Room, Dining Room, separate Kitchen and a Snug, there is also a handy Utility and separate Downstairs WC. There are Three Bedrooms and a Family Bathroom upstairs, and Two further Bedrooms downstairs that could also allow alternative uses.

The property benefits from a Wraparound Plot with Established Gardens to the front and rear, as well as Driveway Parking for several vehicles.

## LOCATION

Woodseaves is a popular village location approximately fifteen minutes drive to Newport and a five minute drive to Eccleshall both of which offer wide range of shops, bars and restaurants. Woodseaves itself also benefits from having a local pub, post office, village hall and primary school.

There is also the M6 motorway for those who need to commute which is approximately half an hours drive away.

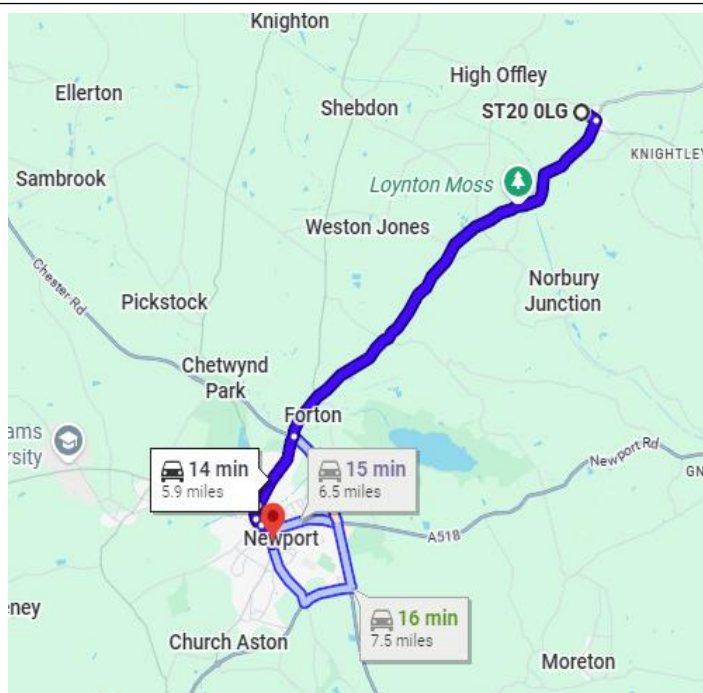


**USEFUL INFORMATION: TO VIEW THIS PROPERTY:**

Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

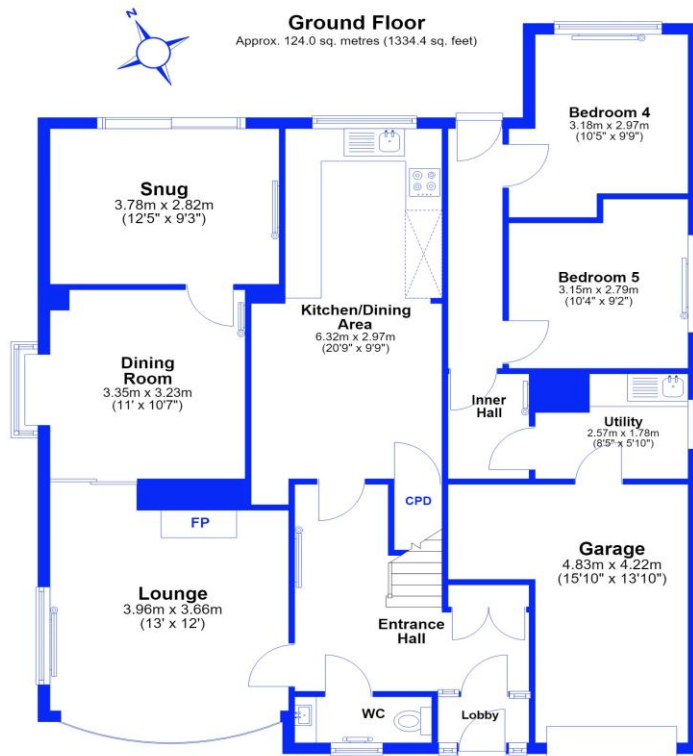
**LOCAL AUTHORITY:** Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ



**DIRECTIONS:** . From our office head north on High Street, continue onto Lower Bar, continue onto Chetwynd End and then slight right onto Forton Road/B5062. At the roundabout, take the 2nd exit onto A519 signposted Eccleshall and continue along this road until you reach the village of Woodseaves. Carry on through the village, past The Cock Inn, then take the first turning after the pub signposted High Offley Road. The property will then be located a little way along on the right hand side.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



Total area: approx. 172.4 sq. metres (1856.0 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.

**The Deed, High Offley Road , Woodseaves, Stafford**



## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

**Get in touch today! Tel: 01952 820 239**

30 High Street, Newport, TF10 7AQ

**Tel: 01952 820 239**

**Email:** [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.