



Helping *you* move



12 Church Close, Gnosall, ST20 0DD

A wonderful Detached property situated in a quiet cul-de-sac in the popular village of Gnosall. With generous downstairs living accommodation including Two Reception Rooms, Four Bedrooms upstairs and a Large Garden - it presents a real opportunity to make it a family home.

Offers in the Region of
£450,000

12 Church Close, Gnosall, ST20 0DD

Overview

- An Excellent Detached Family Home
- Located in a Lovely Village Location
- Four Bedrooms - All with Built-in Wardrobes
- Kitchen Dining Room
- Utility, Lounge
- Garden Room with Doors Out to Rear Garden
- En-Suite and Family Bathroom
- Tandem Garage
- Parking for Multiple Vehicles
- Generous Sunny Garden to the Rear
- Council Tax Band F
- EPC Rating – C



BRIEF DESCRIPTION

An excellent family home located in the charming village of Gnosall. With plentiful living accommodation comprising Lounge, Dining Room and Kitchen Diner, there is also a lovely Garden Room with doors leading to the rear garden. There are practical touches too including Utility, Downstairs WC and Tandem Garage. Upstairs, there are Four Bedrooms, all with built in Wardrobe Storage and an En-Suite to the Principal Bedroom.

Externally, the property enjoys a generous sunny garden to the rear, and to the front there is Driveway Parking for multiple vehicles.

LOCATION

Gnosall is a large, pretty village with good amenities - including its own Fire Station, Primary School, Morrisons Supermarket with Petrol Station next door, Doctor's Surgery, Dental Practice, Pubs, Post Office and historic High Street.

To the edge of the village, there's excellent walking along the canal tow path or the old railway line and Gnosall has a number of sports clubs including rugby, cricket and football.

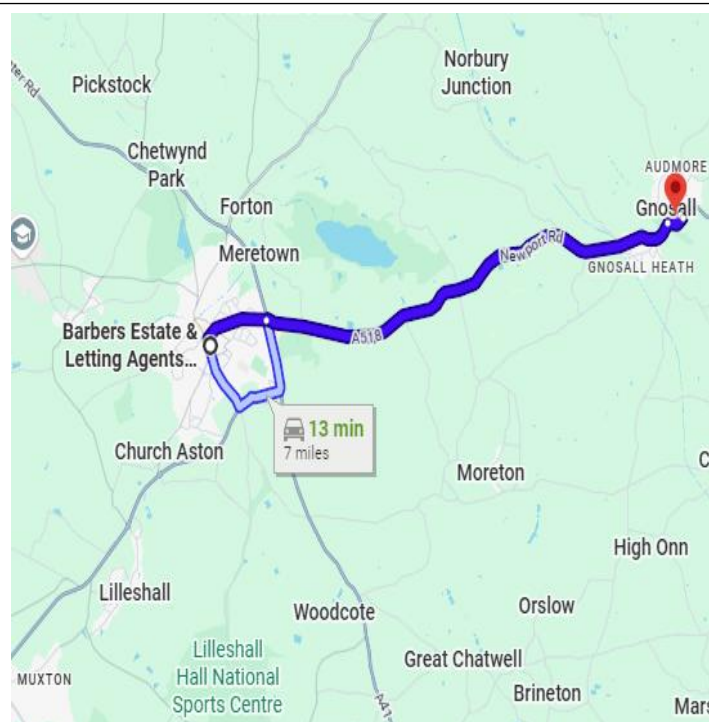


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

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

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/>

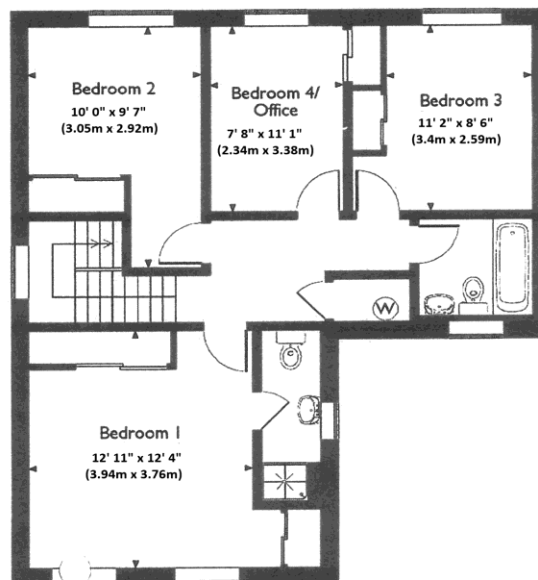
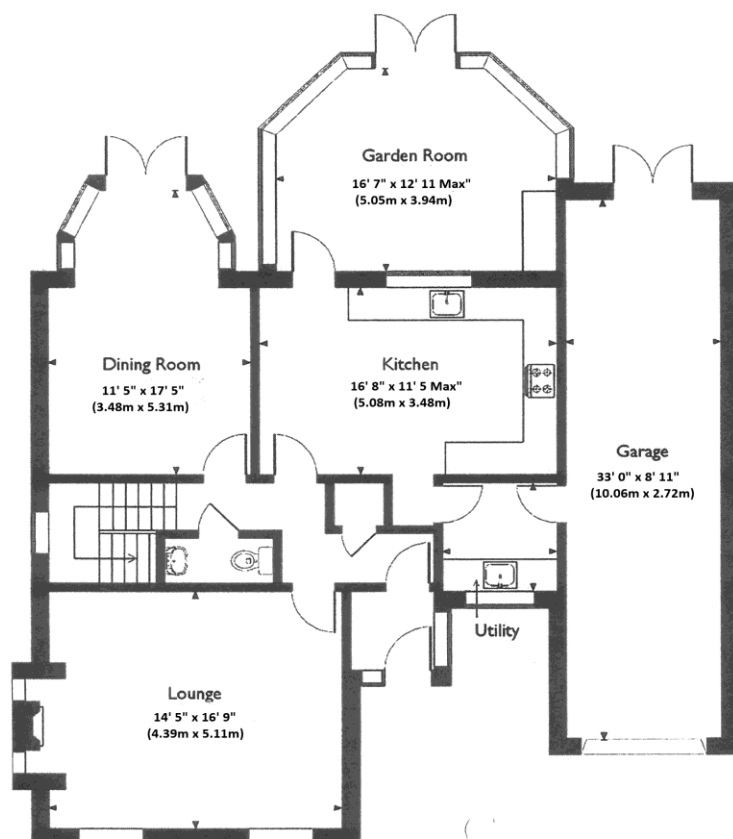
LOCAL AUTHORITY: Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ



DIRECTIONS: From Newport take the A518 towards Stafford. When you reach the mini roundabout in Gnosall turn right, then take the first left and first left again. The property can then be found, at the beginning of the private driveway 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.



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

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Email: newport@barbers-online.co.uk

Barbers

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.