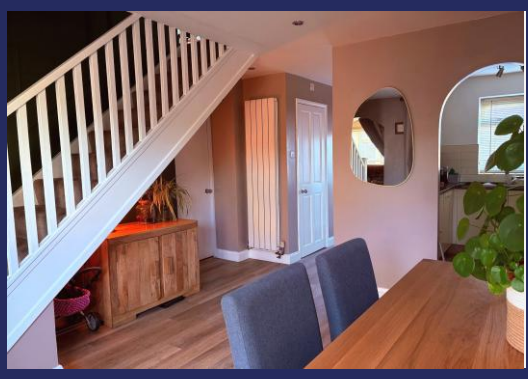
Barbers

Helping *you* move









10 Knightley Close, Gnosall, ST20 0HU

An extended, Four Bedroom, Semi-Detached House located on an established residential road within the village of Gnosall. The property offers well-proportioned accommodation together with Ample Off Road Parking and an Integral Garage, which has been divided into two useful areas providing Storage and Utility space.

Offers in the Region of

£240,000

10 Knightley Close, Gnosall, ST20 0HU

Overview

- An Extended Semi-Detached House
- Lovely Village Location
- Four Bedrooms
- Kitchen, Dining Room,
- Lounge, Entrance Hall
- Ground Floor W.C.
- Family Bathroom
- Integral Garage Split into Storage and Utility Store
- Ample Off Road Parking
- Good Sized Gardens with Decking Tiles and Lawns
- EPC Rating – D
- Council Tax Band B



BRIEF DESCRIPTION

An extended Semi-Detached House situated on an established residential road within the pleasant village of Gnosall. The property offers well-proportioned accommodation comprising: Entrance Hall leading through to an Open-Plan Dining Area with access to the Kitchen. To the rear of the property is a good-sized Lounge. First-floor accommodation comprises Four Bedrooms and a Family Bathroom. Externally, there is Ample Off Road Parking to the front together with an Integral Garage, which has been divided into two useful areas providing Storage and a Utility space. To the rear is a decent-sized Lawned Garden.

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.



Your Local Property Experts
01952 820 239

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









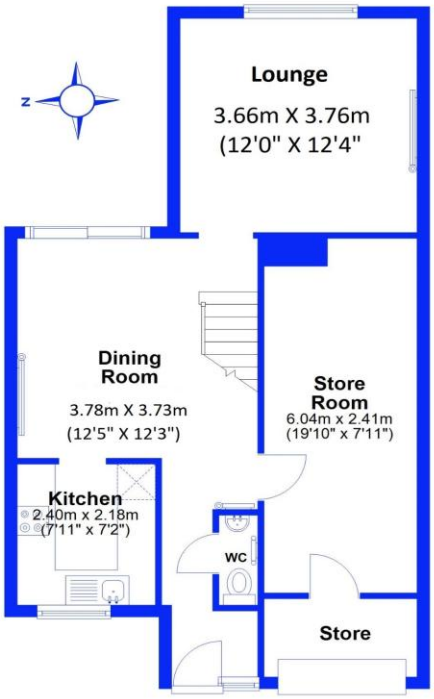


DIRECTIONS: From our office head north and at the mini roundabout take the second exit onto Stafford Street, go through one roundabout and at the next roundabout take the second exit onto the A4518 and continue for approx 4.9 miles until you reach Gnosall. At the mini roundabout take the first exit onto Brookhouse Road then turn right into Brookhouse Way then turn left onto Knightly Close and the property will be located on the right hand side.

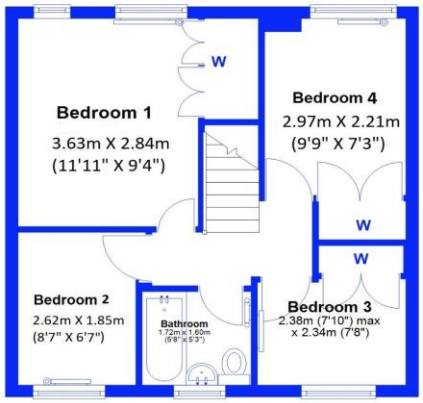
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate.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

Ground Floor
Approx. 39.2 sq. metres (421.7 sq. feet)



First Floor
Approx. 38.3 sq. metres (411.9 sq. feet)



Total area: approx. 77.4 sq. metres (833.6 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. Plan produced using PlanUp.

10 Knightley Close , Gnosall, 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

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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.