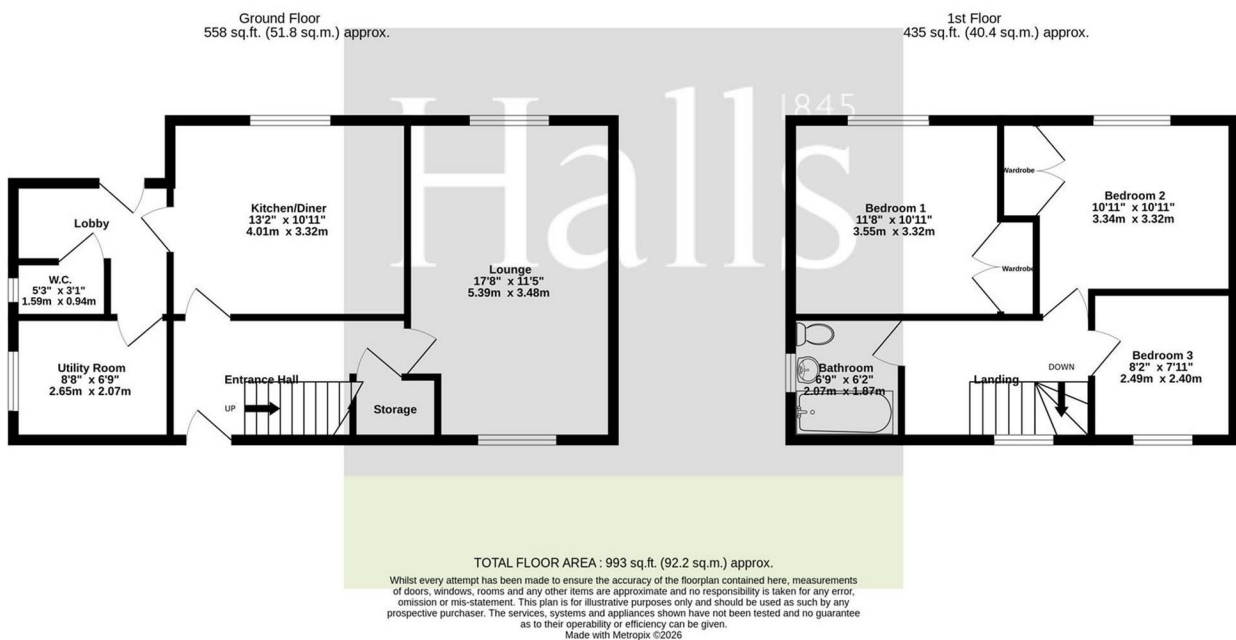


FOR SALE

33 Greenfields, Gnosall, Stafford, ST20 0HP



FOR SALE

Offers in the region of £260,000

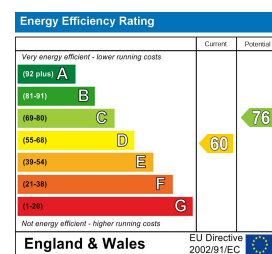
33 Greenfields, Gnosall, Stafford, ST20 0HP

A traditional three-bedroom semi-detached property situated on a large plot in a sought-after village location.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



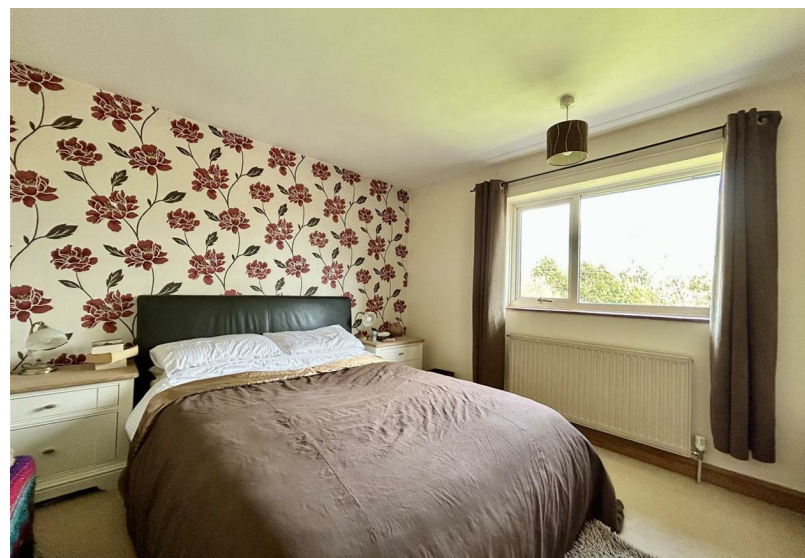
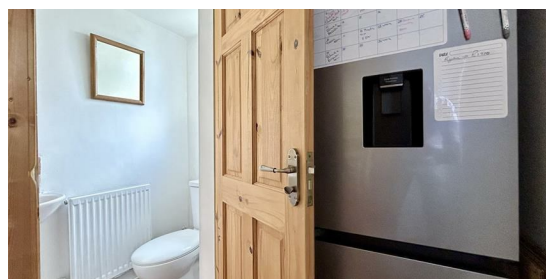
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Large Rear Garden
- Ample Parking Options
- Close to Amenities
- Sought-After Location
- Convenient Utility Room with W.C.
- Farmhouse Style Kitchen/Diner

DESCRIPTION

33 Greenfields is a well-presented three-bedroom semi-detached home that offers a great balance of character, comfort and future potential, with a layout that works well for everyday living.

The property opens into a welcoming entrance hall, where a wooden staircase adds a touch of charm. The living room is bright and spacious, featuring a large window, neutral décor and an open fireplace that creates a cosy focal point.

The kitchen is modern and practical, fitted with sleek units, integrated appliances and a colourful tiled splashback. Character features such as exposed brickwork and a wooden beam give the space a bit of personality. To the rear, a porch, cloakroom and utility room provide useful additional space and convenient access to the garden.

Upstairs, there are three well-proportioned bedrooms, all offering comfortable accommodation, along with a contemporary family bathroom. This includes a bath with overhead shower, marble-effect wall panelling, a heated towel rail and a vanity unit for storage.

Outside, the property benefits from a front driveway with off-road parking. The rear garden is generous in size, with a paved patio area, mature trees and a fenced boundary, making it a great space for families or for spending time outdoors.

Overall, this is a practical and appealing home with some lovely character features and plenty of scope to make it your own.

LOCATION

Situated in the popular village of Gnosall, the property is within easy reach of a good range of everyday amenities, including local shops, pubs, a post office, a petrol station and a well-regarded school.

For a wider selection of facilities, the county town of Stafford is just a short drive away, offering supermarkets, retail options and a mainline railway station with links to further afield. There is also convenient access to major road networks for commuting.

Overall, this is a well-connected village location that combines day-to-day convenience with access to larger town amenities.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

LOUNGE

KITCHEN/DINER

UTILITY ROOM

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

EXTERNAL

LOCAL AUTHORITY

Stafford Council

COUNCIL TAX BAND

Council Tax Band: B

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.