



Helping *you* move



New Farm, Stafford Road, Woodseaves, ST20 0NR

****For Sale by Method of Modern Auction****

An attractive Three Bedroomed Detached Former Farmhouse, set within a generous Garden Plot. There is a spacious lounge Dining Room, Breakfast Kitchen a large Utility Room and Home Office together with Bathroom and Separate W.C. With an Additional Garden Area extending beyond the existing panel fencing and enjoying attractive rural aspects.

**Auction Guide
Price**

£425,000

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Overview

- An Attractive Detached Former Farmhouse
- For Sale by Modern Method of Auction T & C's Apply
- Subject to Reserve Price
- Buyers Fees Apply
- Three Double Bedrooms
- Breakfast Kitchen
- Utility Room
- Useful Home Office
- Spacious Lounge Dining Room
- Bathroom and Separate W.C. Additional Garden Area
- Very Generous Parking, Lovely Countryside Views
- EPC Rating - E
- Council Band D



BRIEF DESCRIPTION

*** For sale by Modern Method of Auction ***

A fantastic opportunity to acquire an attractive Detached Former Farmhouse, set within a generous Garden Plot and enjoying open views across fields to the rear. This charming home offers well-proportioned accommodation comprising an Enclosed Entrance Porch leading into a welcoming Through Hallway, with access to a useful Home Office. There is a spacious Lounge Dining Room, a Breakfast Kitchen, and a large Utility Room. To the first floor are Three Double Bedrooms, a Family Bathroom, and a Separate WC.

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, One Stop shop, 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.



Your Local Property Experts

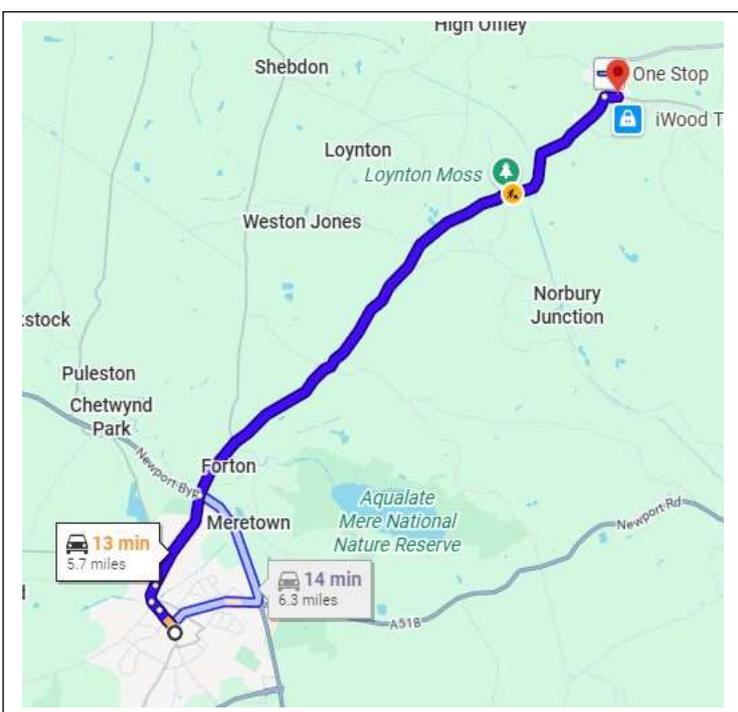
01952 820 239



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 mains water, electricity and septic tank drainage are available together with oil fired central heating. The Minstrel oil fired central heating boiler is located in the study. 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 A519 in the direction of Eccleshall, continue along this road for approximately 4 miles and upon reaching Woodseaves, take the first turning on the left signposted Stafford B5405, continue along this road for approximately half a mile, and the property will be located a little way along on the right hand side just after the turning for Willowcroft.

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



Total area: approx. 121.4 sq. metres (1306.5 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, fixtures 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 PlanIt!

New Farm, Stafford Road, Woodseaves, Stafford

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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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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.