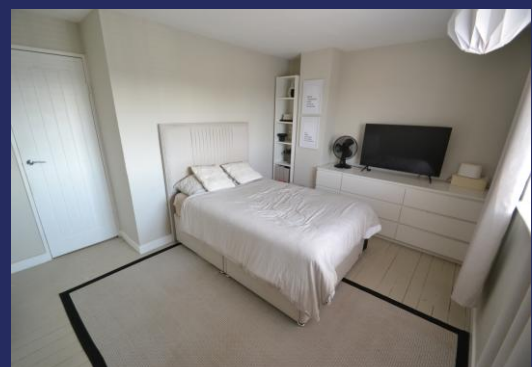




Helping *you* move



4 Spring Leasowes, Norbury, ST20 0PA

A stunning, Semi-Detached Family Home, located in a lovely village and has also been thoughtfully updated and improved in recent years. Set in a generous plot with stylish gardens that have views over open fields to the rear. The property also benefits from ample off road parking and a contemporary wet room.

Offers in the Region of
£285,000

4 Spring Leasowes, Norbury, ST20 0PA

Overview

- An Immaculately Presented Semi-Detached Home
- Located in a Lovely Village Setting
- Three Bedrooms
- Superb Stylish Gardens with Stunning Veranda
- Set in a Generous Plot
- Stylish Fitted Kitchen
- Contemporary Wet Room
- Ample Off Road Parking
- Council Tax Band B
- EPC Rating – D



BRIEF DESCRIPTION

An immaculately presented Semi-Detached Family Home, enjoying a delightful village setting with open fields to the rear, offering an attractive combination of modern living and stylish gardens.

The property has been thoughtfully updated and improved in recent years, including a stylish Fitted Kitchen, a contemporary Wet Room and beautifully Landscaped Gardens featuring a stunning covered Veranda - perfect for outdoor entertaining and relaxing.

LOCATION

The property is within the village of Norbury and close to Norbury Junction, a local tourist spot with it's lovely canals and The Junction Inn Pub, which is just a 20 minute walk or 3 minute drive away.

The property is between the two market towns of Eccleshall (6.1 miles and Newport (5.1 miles). Newport is the bigger of the two towns and had a busy High Street with a good mix of cafes, shops, boutiques, super markets and sports clubs. Stafford Station with it's mainline connections to Manchester, Birmingham and London is 10.4 miles away - and the A5 for the M6 South/M54 and M6 North J14 are both approximately 10 miles away.



Your **Local** Property Experts
01952 820 239

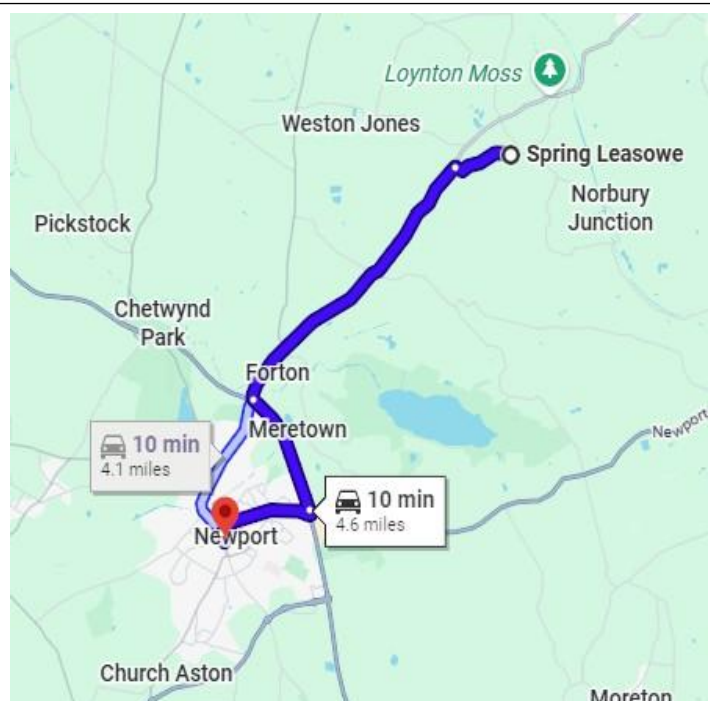


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

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 the property has mains electricity, drainage and oil fired central heating 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/>

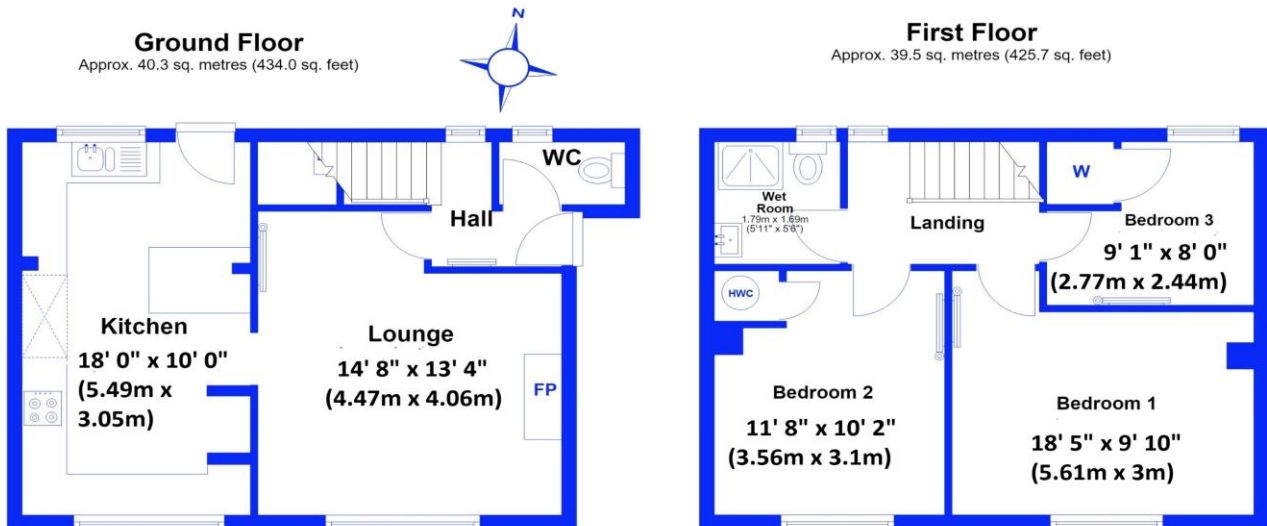
LOCAL AUTHORITY: Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ



DIRECTIONS: From Newport take the A519 signposted towards Eccleshall, following this road for approximately 3 miles turning right at the first signpost for Norbury, following this road into the village of Norbury and the property will be seen on the left hand side as you enter the village.

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. 79.9 sq. metres (859.7 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.

4 Spring Leasowe, Norbury, 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



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.