



Helping *you* move



4 Doley Close, Gnosall, ST20 0HT

A tidy, Two Bedroom, Semi-Detached House, set in an excellent plot in the pretty village location of Gnosall. With a Kitchen and Lounge together with Off Road Parking, Attached Garage and established Rear Gardens, this property would make a great opportunity for both first time buyers or an investor.

Offers in the Region of
£200,000

4 Doley Close, Gnosall, ST20 0HT

Overview

- A Semi-Detached House
- Set in an Excellent Plot
- No Upward Chain
- Two Good Size Bedrooms
- Lovely Village Location
- Kitchen
- Lounge
- Bathroom
- Driveway Parking
- Established Rear Garden
- Attached Garage
- Council Tax Band B
- EPC Rating – E



BRIEF DESCRIPTION

A very tidily presented Semi-Detached House, occupying an excellent Garden Plot and offering an ideal opportunity for a first-time buyer or investor.

The accommodation briefly comprises: Entrance Hall, Lounge, Kitchen, Two good-sized Bedrooms and Bathroom. Outside, the property benefits from Off Road Parking, an attached Garage and lovely established Rear Gardens.

Further features include modern Gas Fired Central Heating and PVC Double Glazing.

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/>

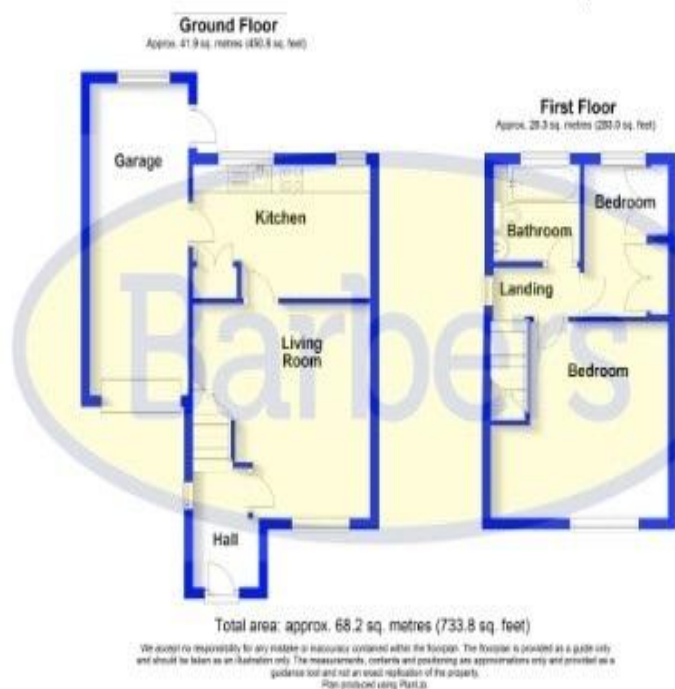
LOCAL AUTHORITY: Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ



DIRECTIONS: From our office head north on High Street, at the roundabout take the second exit onto Stafford Street, go through one roundabout and at the roundabout, take the second exit onto A518 and continue for 4.9 miles. At the roundabout, turn left onto Brookhouse Road then turn right onto Brookhouse Way, then turn left onto Doley 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.



LOUNGE

13' 5 Max" x 12' 9" (4.09m x 3.89m)

KITCHEN

13' 6" x 8' 0" (4.11m x 2.44m)

BEDROOM ONE

11' 9" x 10' 4" (3.58m x 3.15m)

BEDROOM TWO

9' 4" x 6' 8" (2.84m x 2.03m)

GARAGE

18' 9" x 7' 3" (5.72m x 2.21m)



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.