

Columbia House

The Rank, Gnosall, Stafford, ST20 0BU

John 
German






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£350,000



An attractive detached property situated in a highly sought-after area of the popular village of Gnosall. There are pleasant front & rear gardens and drive to the garage.

A canopy porch leads to the spacious reception hall which has stairs rising to the first floor landing, useful understairs storage and cloakroom with WC, wash basin and half height tiling. The well proportioned lounge has a front facing bow window and a full height brick fireplace with display alcoves. There are wide folding doors opening to a spacious dining room/second sitting room which enjoys views of the garden. The kitchen has a range of oak faced units with contrasting work surfaces with a 1.5 bowl stainless steel sink and drainer, integrated hob and oven. The first floor landing has an airing cupboard and leads to four bedrooms and a shower room, which has a corner shower incorporating an electric shower unit, pedestal wash basin, WC and half height tiling.

The property stands back from the road behind a lawned foregarden with drive to the side providing access to the garage, which has a remote-controlled roller shutter door, a personal outer door and a door to the kitchen. It also houses the gas fired boiler. To the rear of the property, there is a very pleasant established rear garden which is mainly laid to lawn, having mature borders and a wide paved side terrace.

The house is situated on one of the most desirable roads in the popular village of Gnosall. Gnosall is convenient for the county town of Stafford which has an intercity railway station with regular services to London Euston, some of which take only approximately 1 hour 20 minutes. The village is also well placed for the popular town of Newport.

Agents notes: The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge. The sale is subject to Grant of Probate.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Staffordshire County Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/21052026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





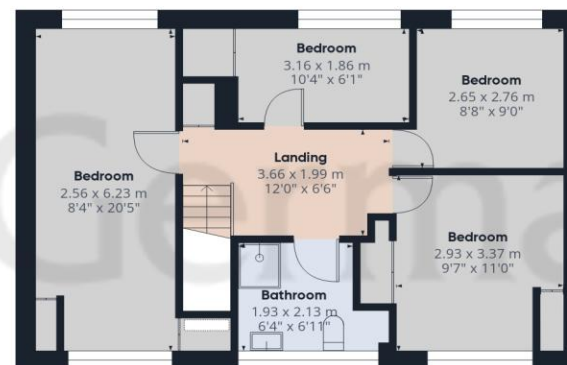


Ground Floor

Approximate total area⁽¹⁾

129.2 m²

1391 ft²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	68 D
39-54	E		
21-38	F		
1-20	G		



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