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3 Osborne Park,
Stafford,
ST20 0FF

OIRO £289,995

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The property is entered via a welcoming entrance hallway, which provides access to a convenient ground floor cloakroom. The spacious lounge offers a comfortable living area, while the impressive kitchen/diner is fitted with a range of units and integrated appliances, including a fridge/freezer, hob, and extractor fan. Finished with tiled flooring, the kitchen also benefits from an understairs storage cupboard and French doors that open onto the rear garden,

To the first floor, the master bedroom features double built-in wardrobes and an en-suite shower room. There are two further well-proportioned bedrooms, together with a family bathroom.

Outside, the rear garden features a paved patio area a lawn, with a further patio area providing additional space for outdoor seating, the side gate offers access to the driveway, which provides off-road parking for several vehicles and leads to a single garage.

The front of the property has a small laid lawn and paved pathway to the front door.

Gnosall is a busy village with plenty of amenities. The village is within easy access of the County Town of Stafford where there are further shops and supermarkets. The village is situated on the A518, approximately halfway between the towns of Newport and Stafford. The mainline rail connections from Stafford bring Manchester and Birmingham well within commutable distance, as well as the 1.5 hour direct connection to London.

ENTRANCE HALLWAY
8'7" x 3'8" (2.63 x 1.12)
With wooden effect flooring.

CLOAKROOM
4'8" x 2'10" (1.43 x 0.88)
A pedestal wash basin, low level W.C and wooden effect laminate flooring.

LOUNGE
12'2" x 10'8" (3.73 x 3.26)
A spacious lounge with wooden effect flooring.

KITCHEN DINER
15'7" x 10'7" (4.75 x 3.23)
The kitchen is fitted with a range of cream and dark wood-effect base and wall units, complemented by wooden worktops. Integrated appliances include an oven with grill, fridge, freezer, induction hob, and extractor fan. Additional features include a stainless steel sink with drainer and mixer tap, tiled flooring, and a useful understairs storage cupboard. French doors open onto the rear garden,

FIRST FLOOR
Stairs to the first floor with loft hatch access on the landing area.

MASTER BEDROOM
10'8" x 10'0" (3.26 x 3.07)
A generously proportioned master bedroom featuring two built-in double wardrobes,

ENSUITE
7'6" x 5'4" (2.31 x 1.64)
Fitted with a single shower enclosure incorporating a Mira electric shower, a pedestal wash hand basin, and a low-level WC. The room also benefits from partially tiled walls, tiled flooring, and an extractor fan.

BEDROOM TWO
9'8" x 8'11" (2.96 x 2.72)
A double bedroom overlooking the rear garden.

BEDROOM THREE
9'9" x 6'5" (2.98 x 1.97)
A really good sized single bedroom overlooking the rear garden.

BATHROOM
5'6" x 6'0" (1.70 x 1.83)
A panelled bath with a pedestal wash basin and low level W.C, Partially tiled walls, vinyl flooring and an extractor fan.

REAR GARDEN
A paved patio area a lawn, with a further patio area providing additional space for outdoor seating, the side gate offers access to the driveway,

OUTSIDE
A tarmac driveway providing parking for several cars and a single garage. The front of the property has a small lawned area with a patio pathway.

AGENTS' NOTES:

EPC RATING: C a copy is available upon request.

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by gas fired central heating. Davies White & Perry 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.

COUNCIL TAX: We are advised by the Local Authority, Stafford Council, the Property is Band C (currently £2,071.02 for the year 2026/2027).

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: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 10,000mbps

Mobile Signal/Coverage Indoors: EE Limited, O2 None, Three Limited, Vodafone Limited

Mobile Signal/Coverage Outdoors: EE Good, O2 Variable, Three Good, Vodafone Good

PARKING: Private driveway and single garage

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: None in this area

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

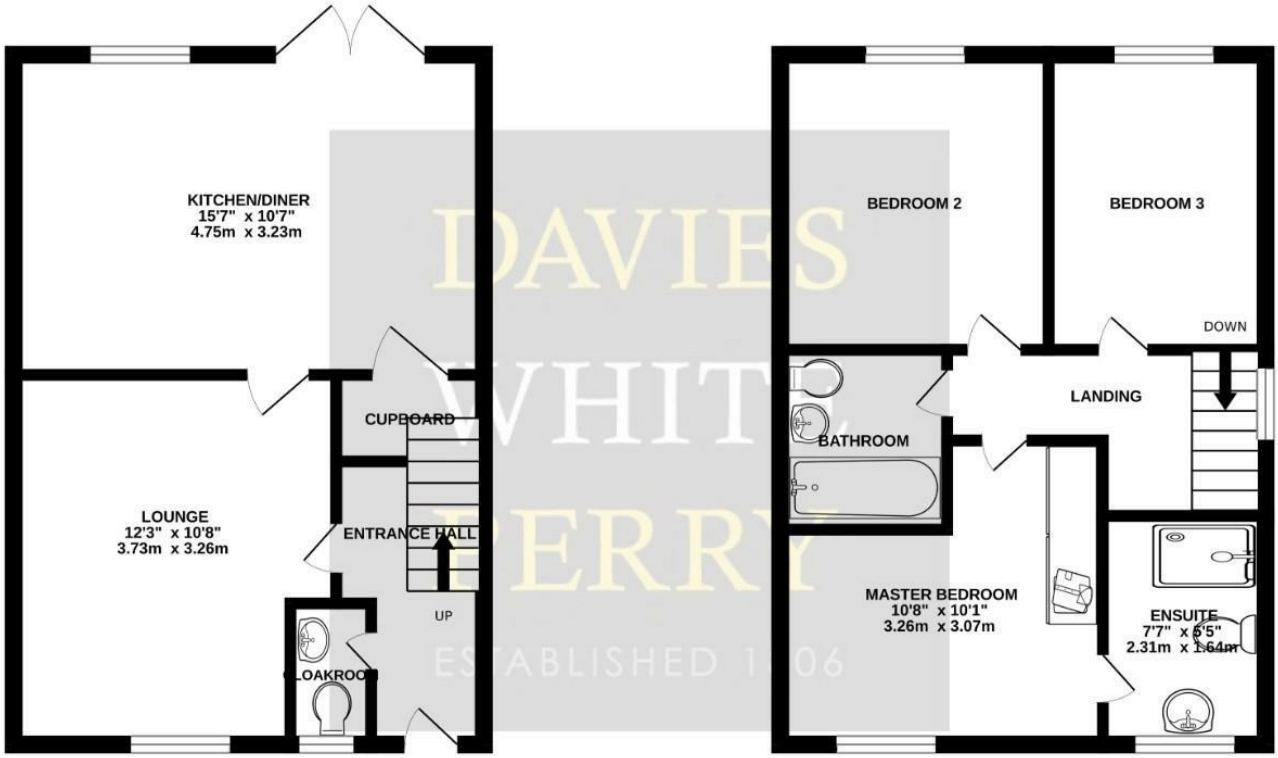
MANAGEMENT CHARGE - Castle Estates Ltd 1 Feb 26 - 31 Jan 27 £208 per annum.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

DIRECTIONS: From our offices head north on the High Street at the round about take the second exit onto Stafford Street, follow the A518 to Lowfield Lane in Gnosall. At the round about take the second exit A518. At the round about turn right onto Stafford Road A518. Turn right onto Lowfield Lane , turn left onto Osbourne Park, turn left again staying on Osbourne Park, the property can be identified with a for sale board.

GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.

1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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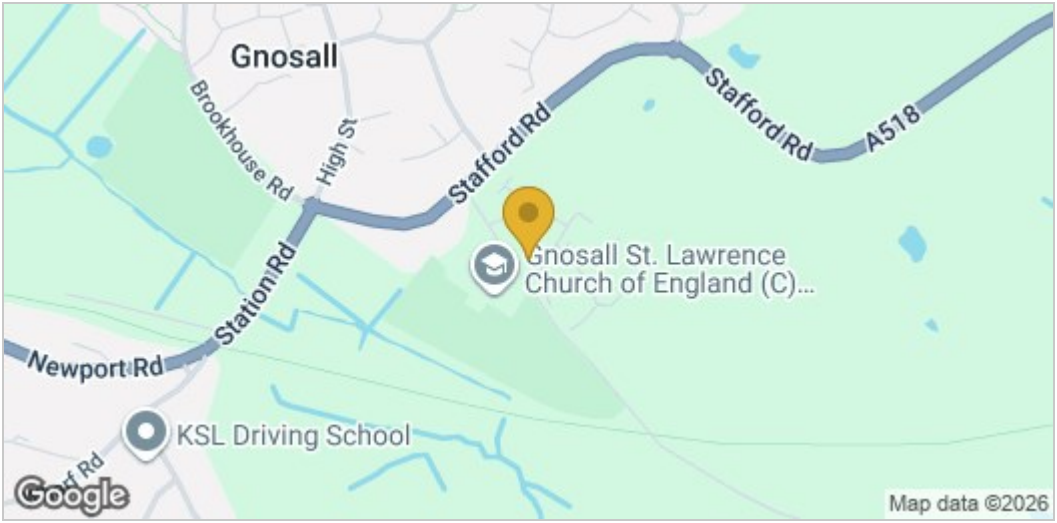

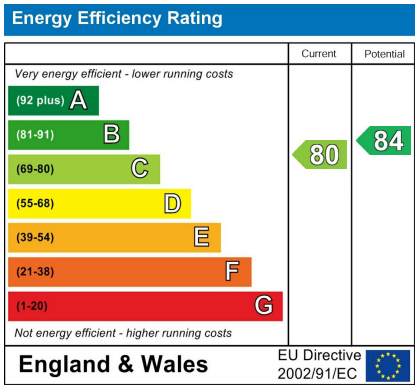

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.