Tempertons

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30 Marsh Meadow, Adbaston, Stafford, ST20 0QE

Offers In The Region Of £175,000

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The property is situated on the outskirts of the country village of Adbaston, having views to the front and rear onto open fields and unspoilt countryside, conveniently located 6 miles equidistant to Newport and Eccleshall, and being 12 miles approximately from the county town of Stafford.

The property, built during the late 1950's/early 1960's is of non-traditional construction having external concrete sectional panels and tile hung elevations, known locally as a "Cornish" house type, the home is well presented having been well maintained by the current owners for the last 58 years. Potential purchasers are advised to make their own enquiries as to whether this type of property is mortgageable.

An internal inspection is highly recommended.

PVC double glazed porch with entrance door and tiled floor. PVC panelled door into

Hallway
having panelled radiator and useful storage recess.

Lounge
13'10" x 11'3" (4.23 x 3.45)
with brick faced decorative fireplace and tiled hearth having coal effect electric fire. Radiator and uPVC double glazed front aspect window.

Dining Kitchen
14'9" x 8'5" (4.52 x 2.57)
having a range of fitted wood effect cabinets comprising base and wall mounted cupboards and drawers with contrasting work surfaces. Inset stainless steel sink and drainer unit. Built-in electric oven and grill. Separate 4 ring ceramic hob and extractor hood above. Space and provision for washing machine, tumble dryer and under counter fridge. Radiator and rear aspect window.

Door into rear lobby/utility housing central heating boiler and further fitted cupboards. Side aspect window and door opening to

Double Glazed Conservatory
15'8" x 7'7" (4.80 x 2.33)
with double glazed windows and rear aspect views towards the garden. Pebble effect electric fire. Radiator.

Stairs from hallway rise to a first floor landing with access hatch to loftspace.

Bedroom One
10'8" x 9'7" (3.27 x 2.93)
with double glazed front aspect window and views across open fields. Radiator. Built-in shelved airing cupboard.

Bedroom Two
12'0" x 8'5" (3.68 x 2.59)
having rear aspect double glazed window. Radiator and fitted bedroom furniture.

Bedroom Three
8'0" x 8'9" (2.45 x 2.67)
currently used as a home office with raised "cabin" style bed and built-in storage below. Radiator and front aspect double glazed window.

Bathroom
with corner bath and fully tiled walls having electric shower unit above. Pedestal wash hand basin and low level flush W.C. Panelled radiator and chrome faced heated towel radiator. Double glazed window.

Outside
The property is approached off Marsh Meadow over a full length concrete driveway with gravelled front garden and pathway leading to the Garage and fully enclosed pleasant rear gardens enjoying a sunny aspect with neatly shaped lawns, mature side borders and a vegetable plot. Paved patio/seating areas to the top and bottom garden catch the sun at different times of the day, having a gated access to the field beyond.

Additional Information
COUNCIL TAX: We are advised by the Local Authority, Stafford Borough Council, that the property is in Band A.

EPC RATING: E (49)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity and drainage are connected. Oil fired central heating.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker for details. Vendors have made us aware that there are not mobile black spots within the property.

ADDITIONAL CHARGES: We understand that no additional charges are payable. (e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are not aware of any onerous rights or restrictions affecting the property.

FLOODING ISSUES: The property has not been subject to flooding in the past

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5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: Adjoining house is currently being renovated.

COAL FIELDS/MINING: The property has not been affected by any mining related issues.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

DIRECTIONS: Leave Newport on the A519 (Forton Road) straight over the roundabout on the A41 towards Eccleshall. At the first crossroads, turn left into Shay Lane and continue for approximately 5 miles into Adbaston. Take the first left into Marsh Meadow and then first right where the property will be found on the right hand side.

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

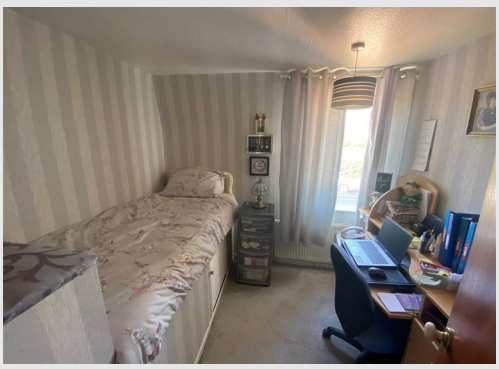
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

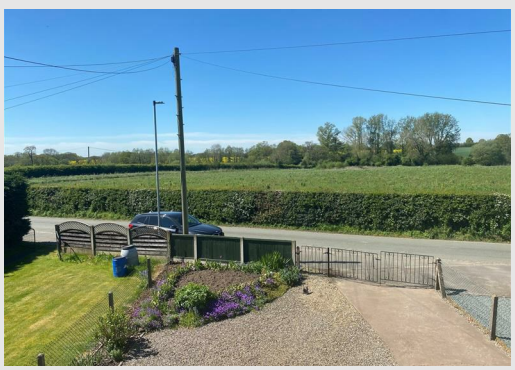






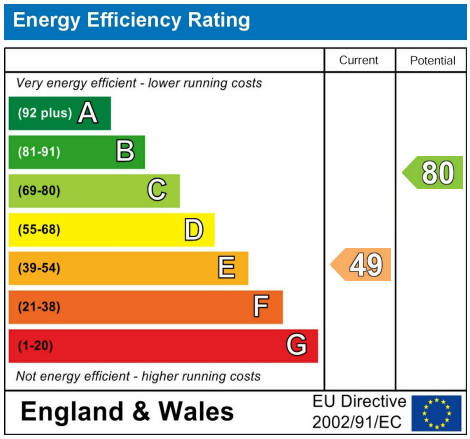


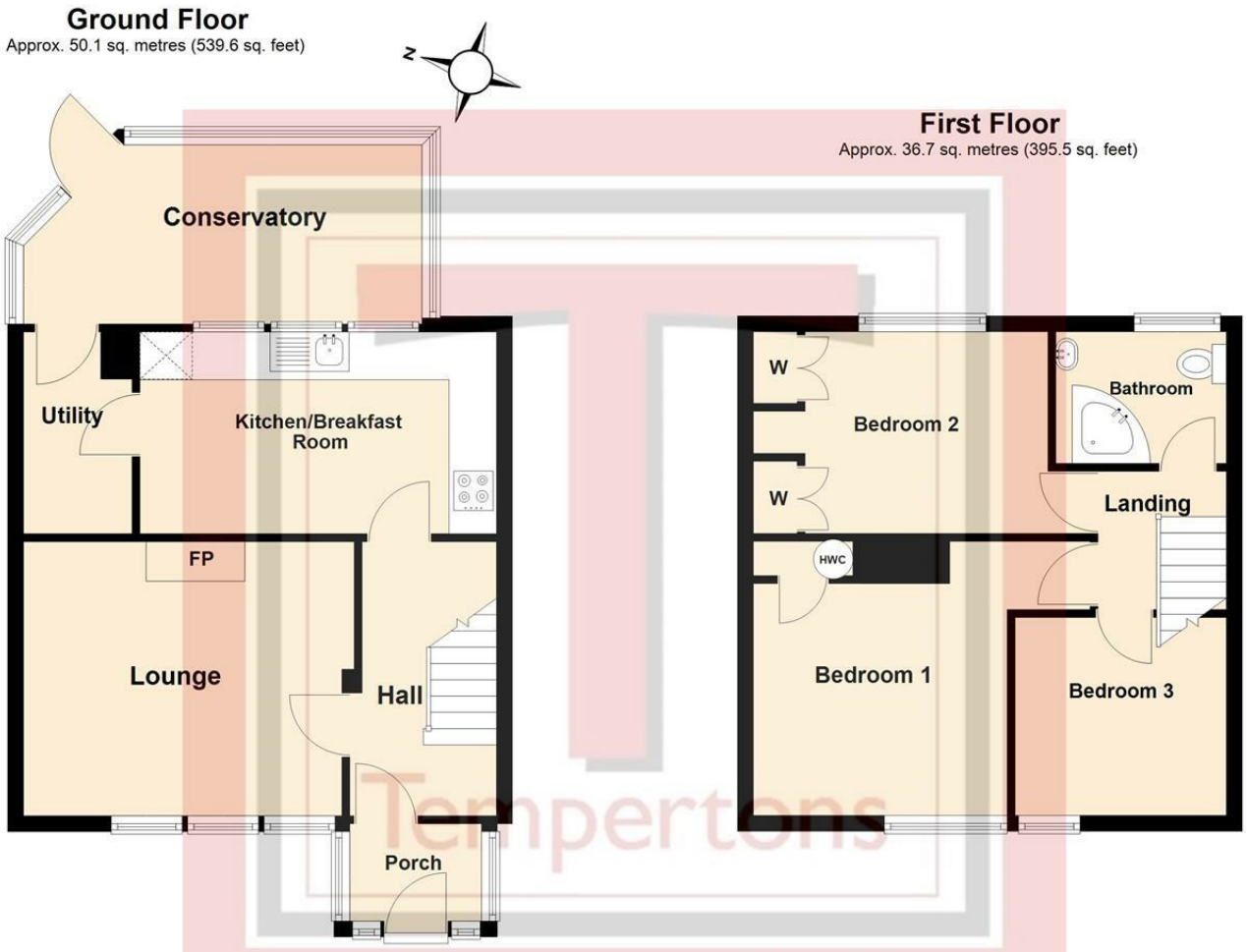












Total area: approx. 86.9 sq. metres (935.1 sq. feet)

This plan has been prepared for the exclusive use of Tempertons 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 and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.
Plan produced using PlanUp.

30 Marsh Meadow , Adbaston, Stafford

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.