Barbers

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28 Knighton, Stafford, ST20 0QH

This Terraced Cottage has been well maintained by the current owners and is situated in a peaceful rural setting with wonderful countryside views. The property has many characterful features throughout including original fireplaces - With an Open Plan Kitchen Dining Room, Living Room with Multifuel Burner and Three Good Sized Bedrooms.

Offers in the Region of

£240,000

28 Knighton, Stafford, ST20 0QH

Overview

- A Spacious and Well Maintained Terraced Cottage
- Characterful Features Throughout with Original Fireplaces
- Located in a Lovely Rural Setting with Countryside Views
- Open Plan Kitchen Dining Room
- Living Room with Multifuel Burner
- Handy Extension Incorporating Utility Room and Wet Room
- Three Good Sized Bedrooms
- Family Bathroom
- Good Size Rear Garden with Patio Area
- Further Parking Area to the Rear
- EPC Rating – D
- Council Tax Band B



BRIEF DESCRIPTION

Situated in a peaceful rural setting and benefitting from wonderful countryside views, this property has been well maintained and enjoyed by the current owners.

Offering generous living space with an open plan Kitchen Diner, a handy extension to the rear has been added which gives the added bonus of a Utility Space and Wet Room. Upstairs, there are Three good sized Bedrooms and a Family Bathroom. The property boasts characterful features through with original fireplaces, tiled hearths and a feature fireplace in the main Living Room with a Multifuel Burner.

LOCATION

Knighton is located on the Shropshire/Staffordshire border approximately 6 miles North East of Newport Town Centre which offers a range of high street stores, supermarkets, indoor markets, a Church and a number of popular pubs and eateries. More comprehensive shopping, leisure and employment facilities in Telford and Stafford can each be found approximately 16 miles away in opposite directions. The property has a good commuting location, close to the A41 providing access to the Midlands motorway network.



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 and oil fired central heating. Mains water and drainage under licence from Excelsior Foods. 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 the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

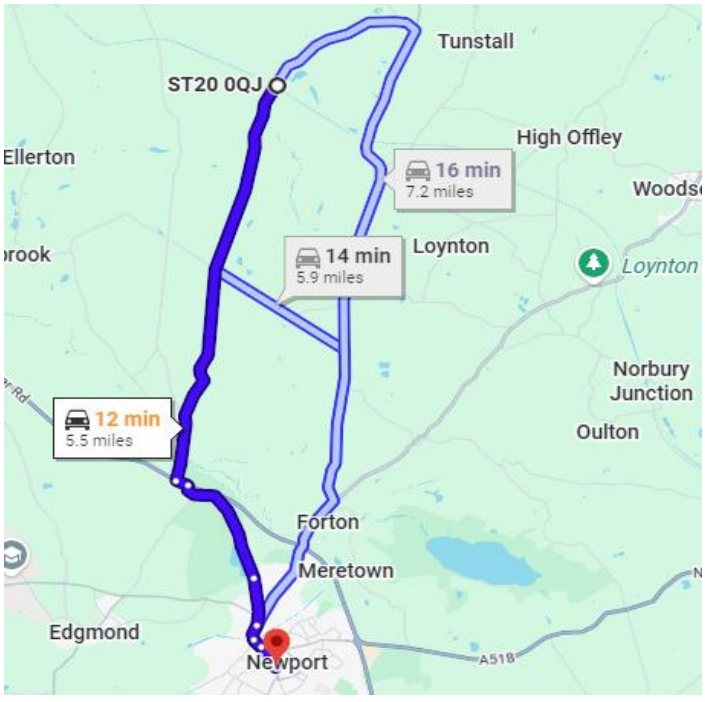
LOCAL AUTHORITY: Stafford Borough Council, Riverside, Stafford, ST16 3AQ, Tel: 01785 619000









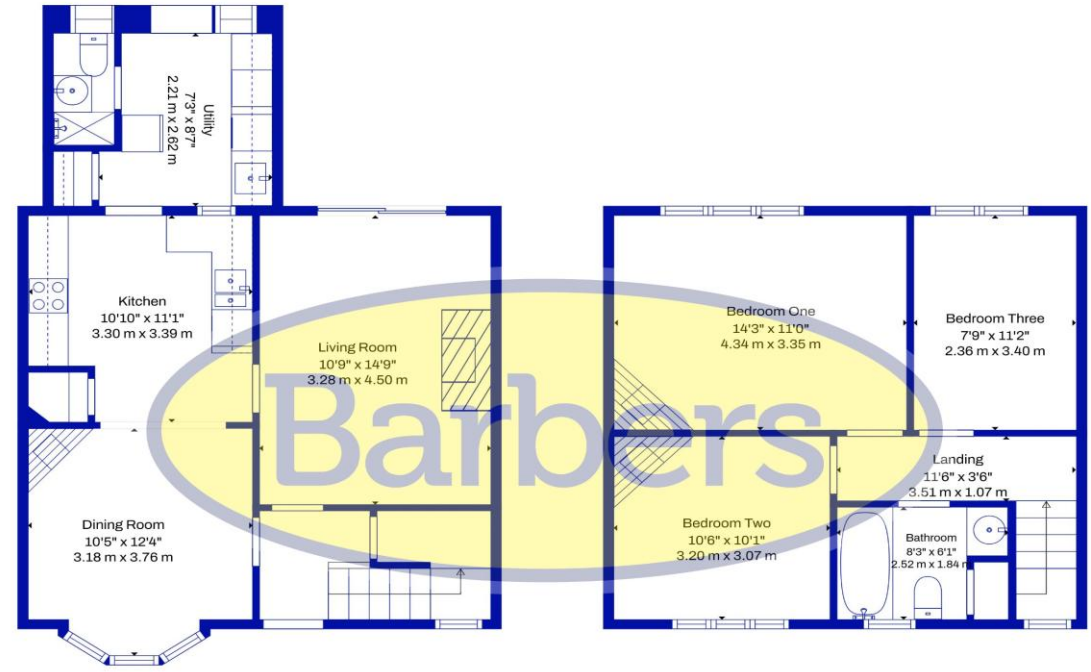


DIRECTIONS: From Newport, head onto the A41 towards Whitchurch and after approximately 1 mile turn right towards Knighton, follow this road for approximately 3.5 miles and you will see the house on the right hand side marked by our For Sale board.

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.

WATER SUPPLY AND DRAINAGE CHARGES: We confirm the charge for the water supply and drainage is currently £360.00 per annum for the period of Jan to December 2026 and this is payable to Excelsior Foods.



Total: 1083 sq. Ft, 101 m2
Ground Floor: 599 sq. Ft, 56 M2, First Floor: 484 sq. Ft, 45 m2
Excluded Areas: Walls: 111 sq. Ft, 10 m2

Measurements Deemed Highly Accurate But Not 100%. Agents Assist Are Not Liable And Do Not Take Any Responsibility For Any Errors, Omissions Or Mistakes In The Floorplan. Please Carry Out Your Own Measurements Before Making Any Decisions Based On Them.





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

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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.