Tempertons

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Georgiana Newport Road, Gnosall, Stafford, ST20 0BN

Offers In The Region Of £435,000

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The popular village of Gnosall lies approximately 6 miles from Newport and 7 miles from the county town of Stafford. There is also a good bus service to Newport and Telford to the West, and Stafford to the East, with it's main line railway station and greater range of high street shops and amenities. Gnosall is served by it's own shops, comprehensive local services and public houses, with easy access to nearby countryside.

The house is set back from Newport Road and approached over a shared driveway leading to the following accommodation;

uPVC double glazed panelled front door and side screen into...

Entrance Hall
With shelved understairs cupboard and built-in cloaks cupboard. Radiator.

Full-Depth Lounge
22'6" into bay x 13'5" (6.86 into bay x 4.10)
Having uPVC double glazed bay windows with front and rear aspects. Decorative fireplace surround incorporating inset coal effect gas fire. Two radiators.

Dining Kitchen
16'9" x 10'8" max (5.12 x 3.26 max)
With a range of modern fitted cabinets comprising base and wall mounted cupboards & drawers having contrasting work surfaces. Includes inset composite sink and drainer unit. Built-in double electric oven and separate 4 ring ceramic electric hob with chimney style extractor cooker hood above. Integrated fridge and freezer. Space for dishwasher. Central breakfast island with deep drawers below. uPVC double glazed front and rear aspect windows. Radiator and courtesy door to rear garden.

Breakfast Room
9'11" x 7'8" (3.03 x 2.35)
With front and side aspect double glazed windows. Ceramic tiled floor and radiator.

Guest Cloakroom
Having pedestal wash hand basin and low-level WC. Radiator and side double glazed window.

Boiler Room
With central heating boiler and plumbing provision for washing machine and dryer.

Conservatory
13'2" x 10'7" (4.03 x 3.25)
Being fully glazed having uPVC framed sealed unit, enjoying views of the rear garden. Ceramic tiled floor continued from the Breakfast Room. Radiator.

Stairs from the Lounge rise to a first floor landing having double glazed windows with front aspect. Built-in double width storage wardrobe and access hatch to loft space.

Bedroom One
16'9" x 15'10" max (5.11m x 4.85 max)
With uPVC double glazed front aspect windows and two radiators.

En-suite Shower Room
Having modern white suite with wall tiling to half height. Fully tiled shower cubicle and chrome finish mains shower unit. Pedestal wash hand basin and low-level WC. Radiator.

Bedroom Two
10'11" x 10'10" (3.35 x 3.32)
Having a range of fitted full-height bedroom furniture including wardrobes with hanging rails and shelving, dressing table and overhead storage. Radiator. Rear aspect uPVC double glazed window.

Bedroom Three
12'2" x 8'10" (3.72 x 2.70)
With radiator and double glazed uPVC rear aspect window.

Bedroom Four
9'1" x 7'10" (2.79 x 2.40)
Having built-in base for a single bed. Front aspect double glazed window and radiator.

Family Bathroom
Being tiled to half height with panelled bath and separate tiled shower cubicle and electric shower unit. Pedestal wash hand basin and low-level flush WC. Radiator and rear aspect double glazed window.

Outside
The property is approached off Newport Road over a shared private pavioured driveway and turning circle leading to the GARAGE (5.17 X 4.92) having remote control up + over door and power + light. A paved pathway to the side continues to the most pleasant and fully enclosed private gardens laid to mature trees and hedges with shaped lawns and a variety of flowering shrubs, plants and fruit trees enjoying a sunny aspect. Full-width patio and wooden summer house.

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

EPC RATING: D

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

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

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.

ADDITIONAL CHARGES: The vendors are not aware of any.

Tel: 01952 812519 **Email:** sales@tempertons.co.uk

RIGHTS AND RESTRICTIONS: We understand all legal arrangements are in place for the shared driveway approach (Legal advisers to confirm).

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING: The vendors are not aware of any affecting the property.

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

DIRECTIONS: From Newport, take the A518 towards Stafford, as you enter the village continue on this road for a short distance and as you approach the right hand bend, the property can be found set back on the right hand side, identified by a for sale board.

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.

6. We will not allow any recording of the property by means of cameras, mobile phones, Meta glasses or other devices unless the consent of the vendor has been sought and given in advance of the viewing.

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.

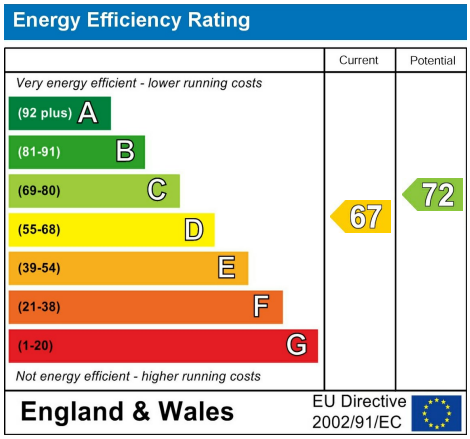


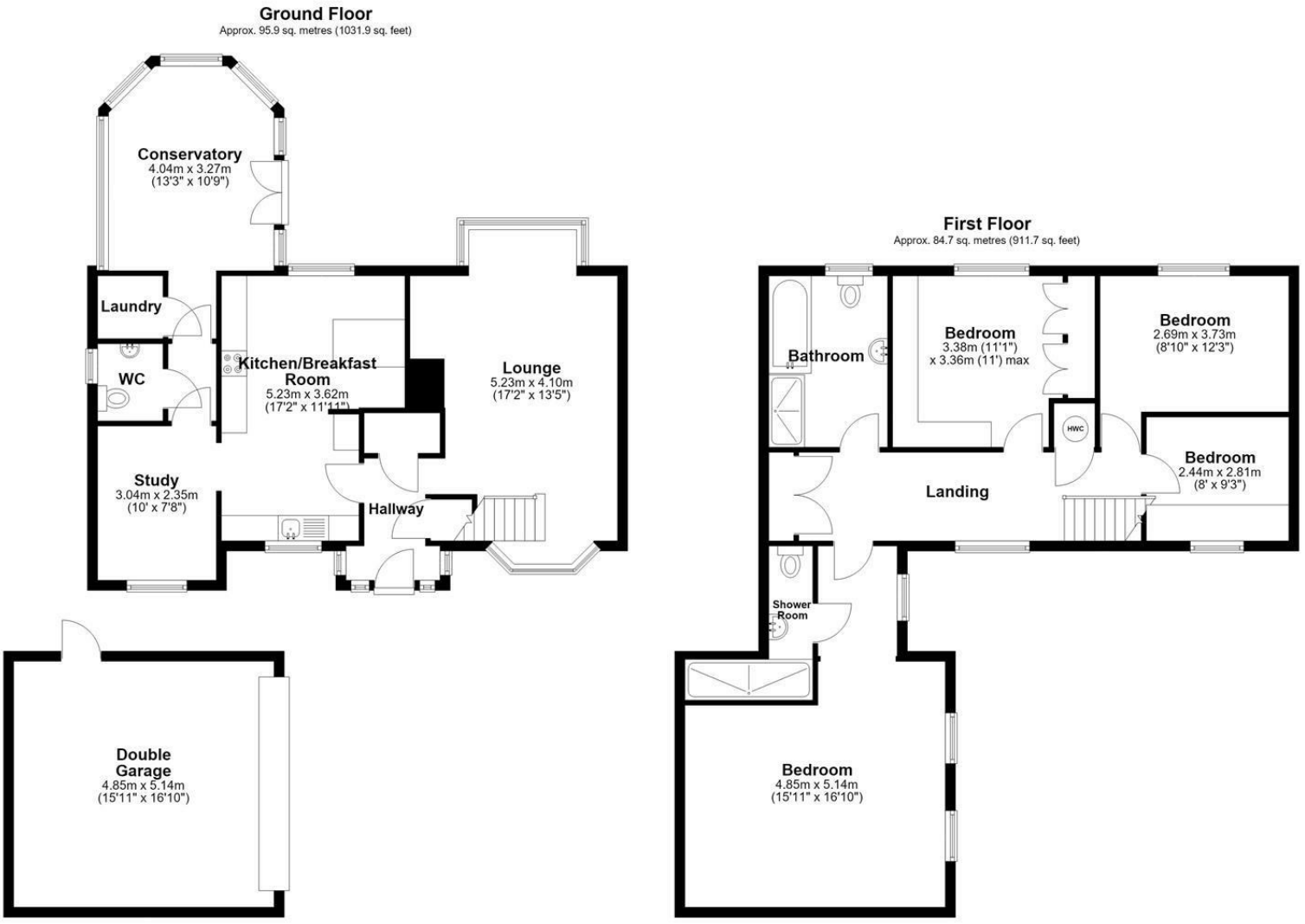










Total area: approx. 180.6 sq. metres (1943.5 sq. feet)

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.

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