

# Barbers

Helping *you* move



## 30 St Lawrence Way, Gnosall, ST20 0HR

Offering some lovely features such as a well stocked garden and lots of downstairs living space, this property is not to be missed! You will find Three Bedrooms and Bathroom, a Lounge Dining Area and Kitchen as well as a Garage, Driveway Parking and a pretty Rear Garden.

Offers in the Region of  
**£260,000**

# 30 St Lawre3nce Way, Gnosall, ST20 0HZ

## Overview

- Well Presented Detached Property
- Well Stocked Garden
- Popular Location
- Three Bedrooms
- Modern Bathroom
- Lounge/Diner
- Driveway Parking
- Tandem Garage
- Council Tax Band C
- EPC Rating C



## BRIEF DESCRIPTION

A modern Three Bedroom Link Detached Property with a fabulous Garden, situated in the popular village of Gnosall. Offering plentiful living accommodation which includes an Open Plan Lounge with a log burner, as well as a Dining Area and a well appointed Kitchen. Upstairs you will find Three Good sized Bedrooms and a stylish Bathroom with walk in shower cubicle. The Garden is superbly maintained and boasts a variety of established plants and shrubs. There is also a Garage and lots of Driveway Parking.

## LOCATION

Gnosall is a large, pretty village with good amenities - including its own Fire Station, Primary School, Morrisons Supermarket with Petrol Station next door, Doctor's Surgery, Dental Practice, Pubs, Post Office and historic High Street.

To the edge of the village, there's excellent walking along the canal tow path or the old railway line and Gnosall has a number of sports clubs including rugby, cricket and football.

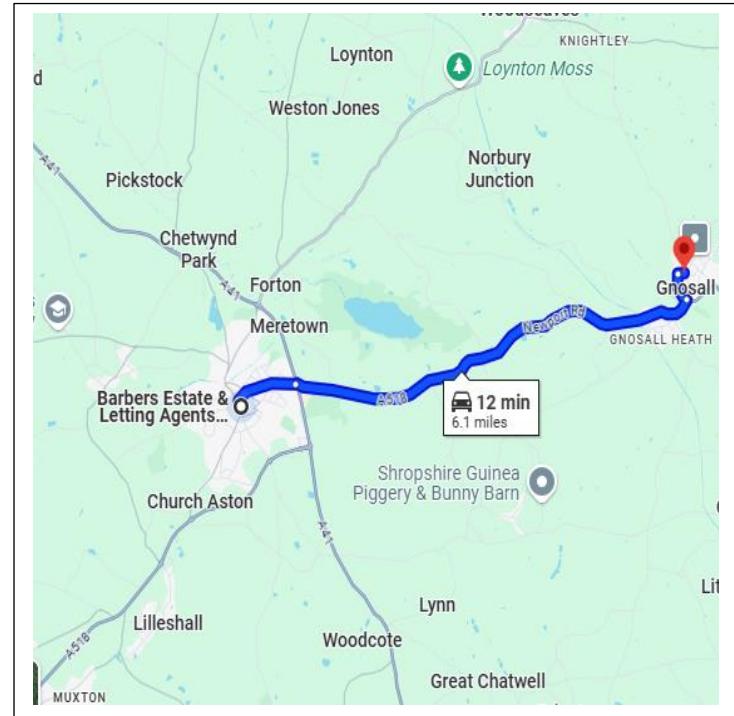


**USEFUL INFORMATION: TO VIEW THIS PROPERTY:**

please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services are available. 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 purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

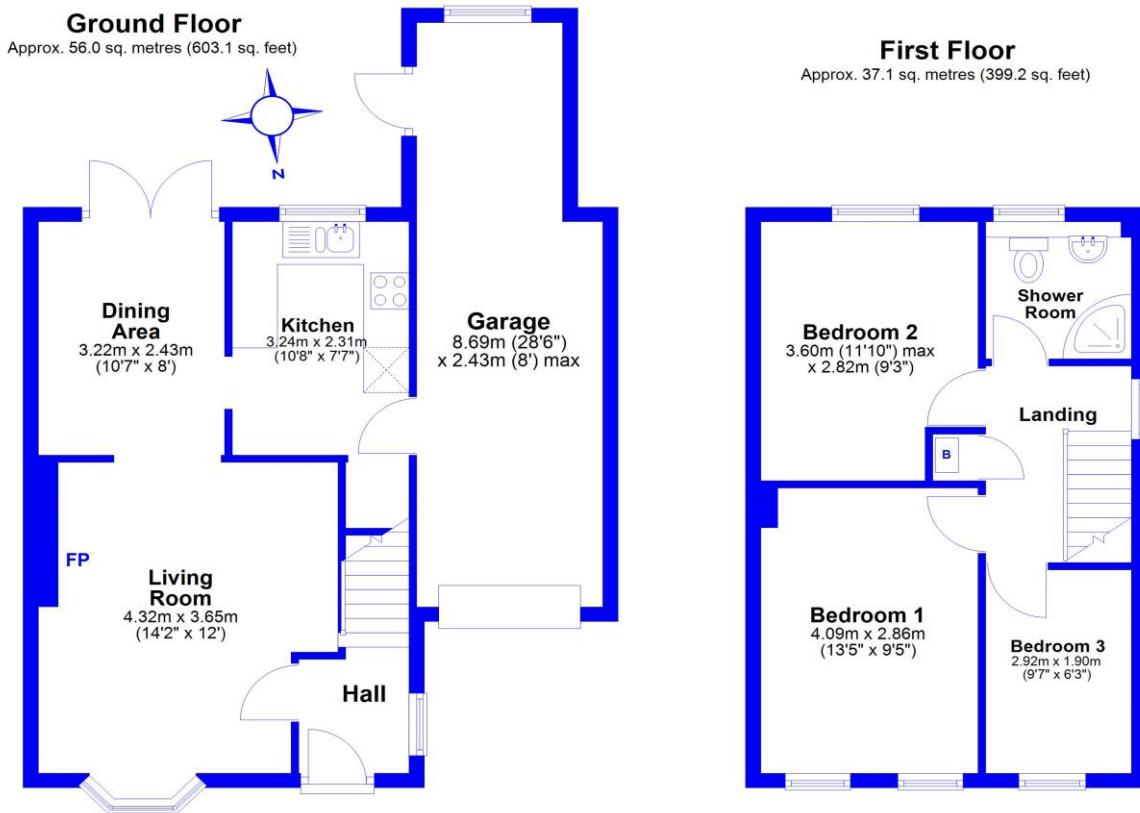
**LOCAL AUTHORITY:** Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ



**DIRECTIONS:** From our office head north on High Street, at the roundabout take the second exit onto Stafford Street, go through one roundabout and at the roundabout, take the second exit onto A518 and continue for 4.9 miles, at the roundabout, take the 1st exit onto Brookhouse Road and continue for approx 0.3 miles and turn right onto St Lawrence Way where the property will be located on the right hand side.

**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.



Total area: approx. 93.1 sq. metres (1002.3 sq. feet)

**30 St Lawrence Way, Gnosall, Stafford**



## 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

30 High Street, Newport, TF10 7AQ

**Tel:** 01952 820 239

**Email:** [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)

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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.