



31 Knightley Close, Gnosall, Staffs.

Offers in the region of £240,000

This mature 3 Bedroom link-detached property is situated within a quiet cul-de-sac in the sought after village of Gnosall and offers the potential to update it, in order to create a lovely family home. Benefitting from some new windows, a regularly serviced boiler, a Downstairs W.C. (in the rear of the Attached Garage) and a modern Shower Room, it has been well maintained and is being marketed with the benefit of No Upward Chain!

Briefly comprising Entrance Hallway, 14ft Lounge, Kitchen, Dining Room, Lean-to Conservatory, Downstairs W.C., 3 Bedrooms and Shower Room, there is a Garage with electric garage door, driveway parking and gardens to the front and rear. uPVC D.G., Gas C.H. Council Tax Band C. EPC Rating TBC.

31 Knightley Close Gnosall Stafford Staffordshire

Property entered via
uPVC front door into

Entrance Hallway 4' 11" x 4' 0" (1.50m x 1.22m)
Access to Lounge and stairs to first floor.

Lounge 14' 10" x 13' 10" (4.52m x 4.21m) (max under stairs)

Kitchen 9' 4" x 7' 8" (2.84m x 2.34m)

Dining Room 9' 4" x 6' 9" (2.84m x 2.06m)

Lean-to Conservatory 7' 9" x 7' 4" (2.36m x 2.23m)
Fully glazed uPVC door to the rear garden.

Upstairs to
first floor landing which provides access to all Bedrooms and
Shower Room. Door to useful airing cupboard containing gas
C.H. boiler.

Bedroom 1 12' 10" x 8' 7" (3.91m x 2.61m) (min plus
wardrobes)
Built-in wardrobes and dressing table area. Built-in cupboard.

Bedroom 2 8' 5" x 7' 7" (2.56m x 2.31m)

Bedroom 3 8' 5" x 7' 1" (2.56m x 2.16m)

Shower Room 5' 11" x 5' 6" (1.80m x 1.68m) (max)

Externally

To the front is a tarmacadam driveway leading to the Attached Garage and offering parking for at least two vehicles. A lawned garden lies adjacent and well stocked borders exist to either side.

To the rear is an enclosed garden which is mostly laid to lawn with a paved patio closest to the house and a greenhouse furthest away. Borders lie to the perimeter and contain a wide variety of mature plants and shrubs. Outside tap.

Attached Garage 24' 1" x 8' 2" (7.34m x 2.49m) (max less
W.C.)

Electric roller door to the front. Part-glazed uPVC door to the
rear garden. Electric power and lighting. Door to the Kitchen.

W.C. 6' 9" x 5' 3" (2.06m x 1.60m)



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