

Stacey Gardens

Gnosall, Stafford, ST20 0BF



An attractive detached house that provides spacious family sized accommodation situated in a very popular area of the village offering scope for refurbishment.

£475,000



John German

Gnosall is an exceptionally popular village with a welcoming range of local country pubs, takeaways, health surgery and a local Co-Op. The village is within easy access of the county town centre of Stafford which has a mainline intercity railway station offering regular services operating to London Euston, some of which take only approx. one hour and twenty minutes. Junction 14 of the M6 provides direct access into the national motorway network and M6 Toll.

The accommodation comprises a reception hall with stairs rising to the first floor landing, a useful cloaks cupboard off plus a guest's cloakroom having a WC and wash hand basin.

The breakfast kitchen has a range of high and low level units and wood effect work surfaces incorporating a stainless steel one and a half bowl sink and drainer. There is a double oven and fridge, tiled splash backs and a tiled floor. The hob isn't working correctly and has been declared unsafe by a gas engineer and please don't use.

The delightful lounge enjoys a dual aspect having a front facing bay window and patio doors opening to the rear garden. The fire has been declared unsafe and please don't use.

Also off the hall is a separate dining room that has dual aspect windows to the front and side. Adjacent is a useful utility room fitted with a range of cupboards, a stainless steel sink and drainer plus space and provision for domestic appliances. It also has a tiled floor, the wall mounted gas central heating boiler and a side outer door.

Off the first floor landing there are five bedrooms, the principal bedroom is particularly spacious and has a porthole style feature side window, two built in wardrobes plus the benefit of its own en suite having a bath, separate shower, WC and wash hand basin.

Bedroom two also has an en suite with bath, WC and wash hand basin. The three remaining bedrooms share the family bathroom fitted with a bath, wash hand basin,

WC and bidet plus an airing cupboard.

Outside the property stands back from the road beyond a generous sized drive which has an electric car charging point. The double garage has a remote up and over door.

Notes:

We are currently in the process of establishing whether the drive is a shared private drive.

The property forms part of a larger Title with another property and also some land. We have advised our clients to look into dividing this specific property to another Title.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Ultrafast

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Stafford Borough Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/04032024

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Ground Floor



Floor 1

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Approximate total area⁽¹⁾
2128.55 ft²
197.75 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



John German
 5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR
 01785 236600
 stafford@johngerman.co.uk

Agents' Notes

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