



Helping *you* move



Oulton Firs, Norbury, ST20 0PG

Fantastic rural cottage near Norbury, with 3 bedrooms, large bathroom, 2 reception rooms, spacious kitchen, conservatory, utility, WC, cellar, and splendid gardens. Ideal family home with scope for improvement.

Offers in the Region of
£485,000

Oulton Firs, Norbury, ST20 0PG

Overview

- Character Rural Cottage
- Three Bedrooms
- Kitchen
- Utility Room, Cellar
- Conservatory, Ground Floor W.C.
- Lounge
- Dining Room
- Family Bathroom
- Boiler Room, Car Port, Greenhouse
- Lovely Rear Gardens, Parking
- Council Tax Band E
- EPC Rating F



BRIEF DESCRIPTION

Don't miss out on this incredible chance to acquire a delightful rural Cottage overflowing with character, nestled in an enchanting setting near Norbury. Boasting three generously-sized bedrooms and a sizable bathroom on the upper level, this home offers ample space for comfortable living. Downstairs, two welcoming reception rooms flank a central hallway, guiding you seamlessly into the expansive kitchen. From there, you'll find access to a charming conservatory and a convenient utility area. Additionally, the ground floor features a WC and a cellar, providing practical amenities. Step outside to discover the splendid elevated gardens at the rear, flanked by a field and a wood, offering picturesque views from every angle. With its potential for enhancement, this property presents an ideal opportunity for those seeking to tailor their dream family residence.

LOCATION

Oulton Firs is in the lovely and unique rural location of Norbury and is between the two market towns of Eccleshall and Newport. Newport is the bigger of the two towns and has a busy High Street with a good mix of cafes, shops, boutiques, super markets, sports clubs and Adams Grammar School, Girls High School and Burton Borough School.

Stafford Station is 10.4 miles away with it's mainline connections to Manchester, Birmingham and London Junctions for the M6 south/M54 and M6 north are both approximately 10 miles away.



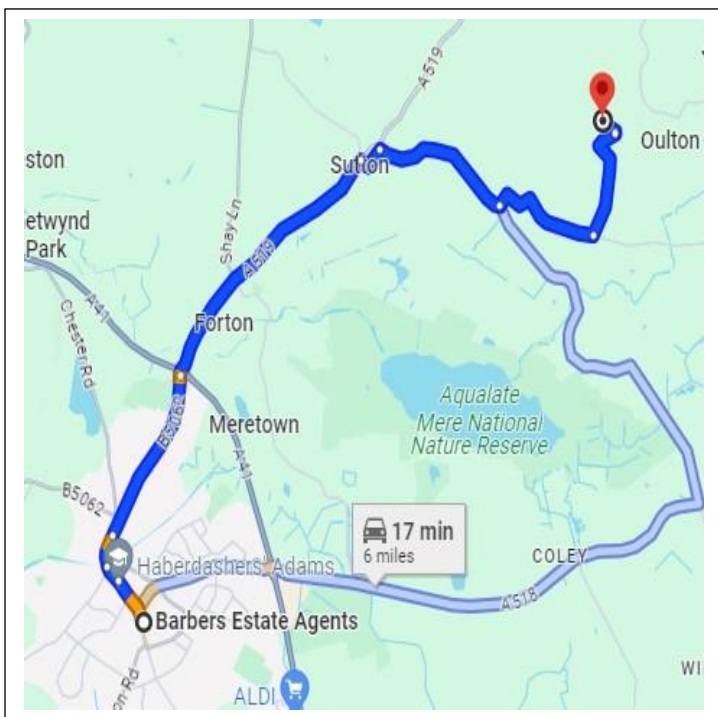
Your **Local** Property Experts
01952 820 239



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 mains electricity and water are available, together with oil central heating and septic tank drainage. 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/>

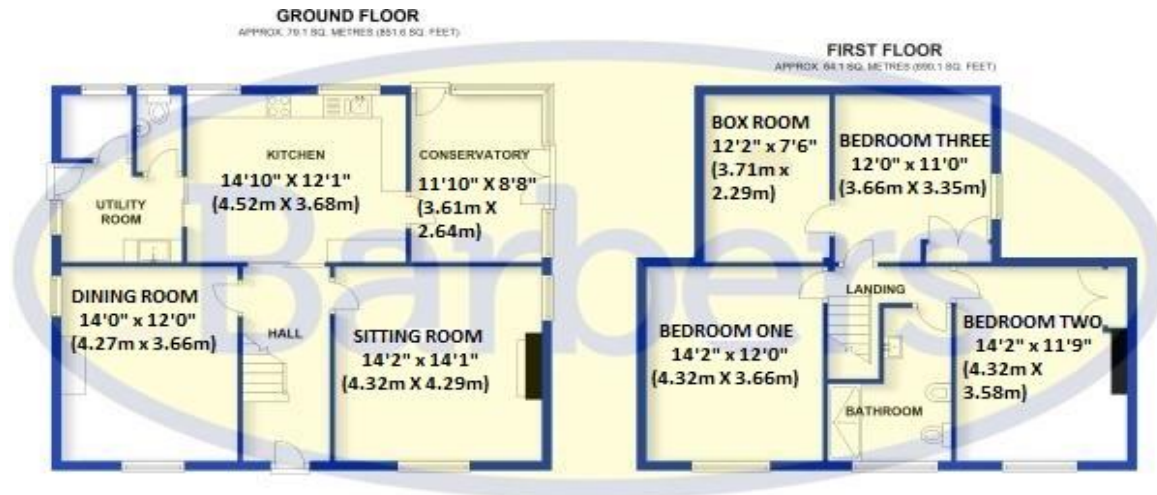
LOCAL AUTHORITY: Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ



DIRECTIONS: From Newport take the A519 through Sutton, then take a right turn for Norbury, continue through and out of Norbury village for approximately one mile then turn right into Oulton Lane, then further right, bear right down a single lane track and the property can be found at the end of the road on the right hand side as identified 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: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.



TOTAL AREA: APPROX. 143.2 SQ. METRES (1541.7 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



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

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Email: newport@barbers-online.co.uk



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.