



Barbers

1 Grange Cottage, Knighton, Nr Newport



1 Grange Cottage, Knighton, Stafford, ST20 0QH

£289,000 Region

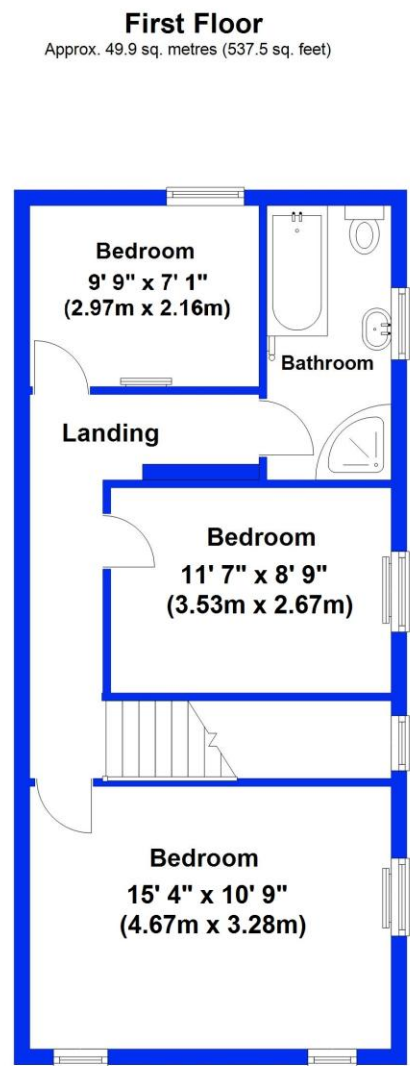
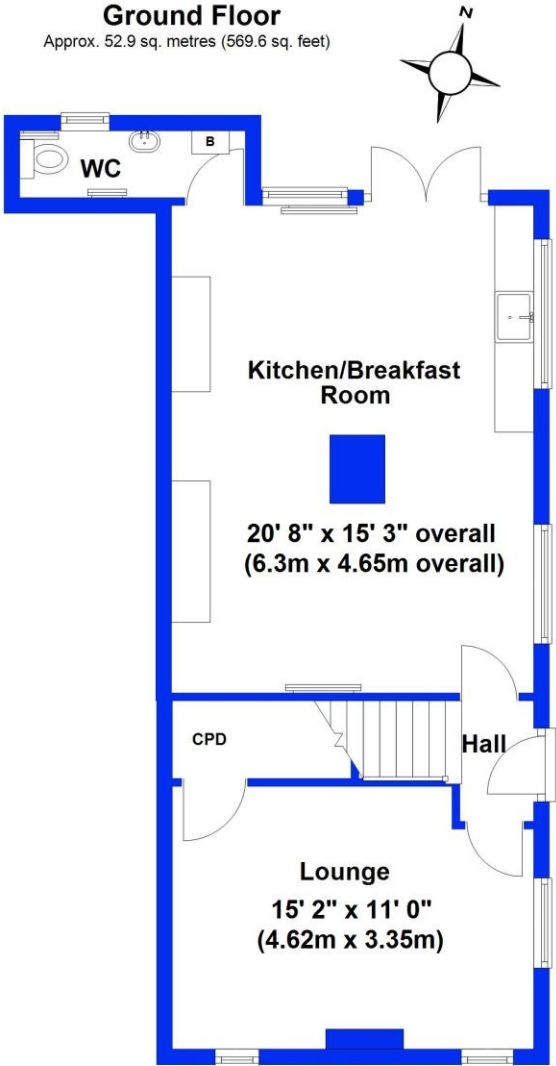
PROPERTY SUMMARY

A highly desirable, stylishly renovated semi-detached cottage is in a beautiful rural location. This lovely property is situated in a large garden plot and has been attractively renovated by the present owner and offers accommodation of an impressive open plan Kitchen and Dining room, ground floor W.C., cosy Sitting Room, stairs to first floor accommodation of three spacious Bedrooms and a beautiful newly fitted Bathroom. Externally this character home sits in lawned gardens with plenty of Parking and views over the surrounding countryside.

LOCATION

This property is in a lovely rural area, on the outskirts of the village of Knighton, with views out over a lake and surrounding countryside. Knighton is on the Staffordshire/Shropshire border, has a popular pub and the Shropshire Union Canal runs through the village. Mid-way between the thriving market towns of Newport and Eccleshall, and Stafford, Stoke-on-Trent and Telford are all in commutable distance – and there are excellent train links from Stafford to Birmingham and Manchester.

Floor Plan
Not to scale



This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

EPC Rating

The Energy Efficiency Rating for this property is E. The full Energy Performance Certificate (EPC) is available for this property upon request.

Tenure

We are advised that the property is Freehold, and this will be confirmed by the Vendors' Solicitor during Pre-Contract enquiries. Vacant Possession Upon Completion.

Services

We are advised that there is LPG Central Heating, Septic Tank Drainage and mains Water and Electricity 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 the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. Warning, in the event of the property having LPG or Oil Central Heating, the residual fuel will be charged to the purchaser separately.

Directions

From our office on Newport High Street, head north passed the Church and follow Chetwynd Road, for approximately one mile until the T junction with the A41. Turn left signposted Market Drayton and then take the next turning right signposted Pickstock / Knighton. Continue for approximately three miles, passing the Knighton Foods factory on the right hand side, and 1 Grange Cottage can be found a short distance after, on the left hand side, as you exit the hamlet.

Local Authority

Stafford Borough Council

Viewing/Pre-Sales Marketing Advice

By arrangement with the Agents' Office at 30 High Street, Newport, Shropshire, TF10 7AQ. Tel: 01952 820239
Email: newport@barbers-online.co.uk

Property Information

We believe this information to be accurate, but they 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.

Method of Sale

Private Treaty

NE25080280819

