



Helping *you* move



## 3 Blackberry Way, Stafford, ST20 0QZ

A nicely presented Four Bedroom Detached House in a popular location - with newly refitted Kitchen, spacious Lounge, separate Dining Room and Master Bedroom with Ensuite.

Offers in the Region of:

**£255,000**



### Overview

- Four Bedroom Detached House
- Integral Garage
- Master Bedroom with En Suite
- Newly Refitted Kitchen
- Lounge with separate Dining Room
- Utility and Downstairs WC
- LPG Gas Central Heating
- EPC Rating E



### Brief Description

This Four Bedroom Detached House is the perfect family home, set in the village of Woodseaves. To the ground floor you'll find a smart, refitted Kitchen with quality Siemens appliances, a spacious Lounge with recessed fire place and log burner, Dining Room, Utility and downstairs Cloakroom.

To the first floor are four Bedrooms, the Master being En Suite and the Family Bathroom. There's an integral Garage, parking on the driveway for two cars and a rear garden with patio area.

### Location

The property is in a cul-de-sac location in the village of Woodseaves, midway between the market towns of Newport and Eccleshall - and just 9 miles from Stafford station and the excellent rail links to Manchester and Birmingham.

Within the village is a pub, Post Office, Village Hall, a Primary School and just south of the village runs the Shropshire Union Canal.



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## Useful Information

**SERVICES:** We are advised that the property has LPG gas central heating and mains Water, Drainage 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 purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

**LOCAL AUTHORITY:** Stafford Borough Council

**VIEWINGS:** By arrangement with the Agents Office at 30 High Street, Newport, Shropshire, TF10 7AQ.

**Tel:** 01952 820239

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



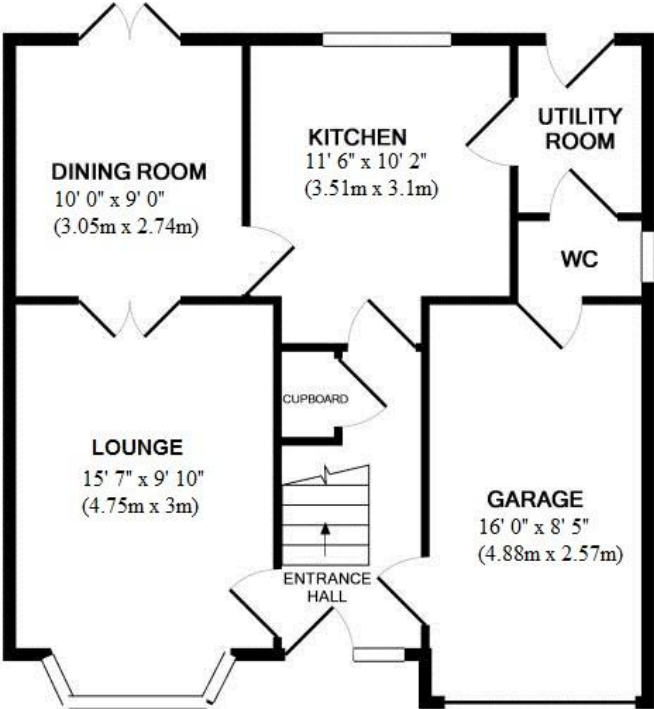
Copyright Google Maps.

**DIRECTIONS:** From Newport take the A519 Forton/Eccleshall Road to Woodseaves. Just after The Cock Inn, turn left on High Offley Road and then left again onto Blackberry Way. The property is to your left and can be identified by our For Sale sign.

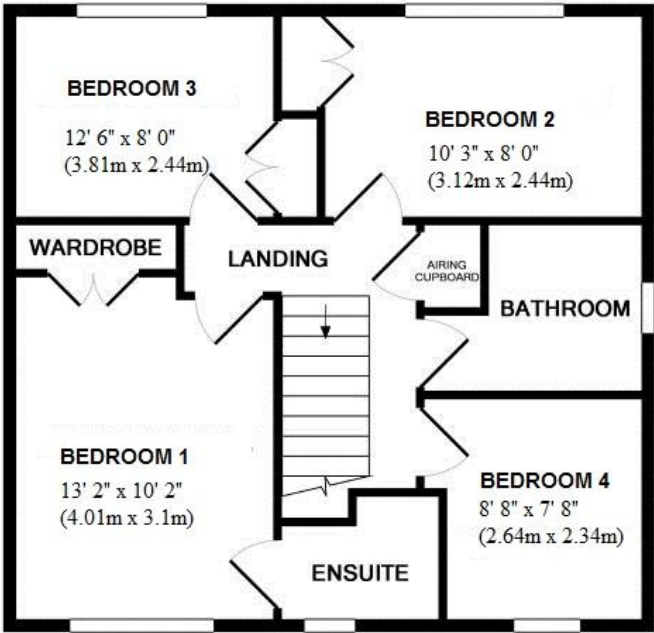
**PROPERTY DETAILS:** We believe this information to be accurate, but they cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**METHOD OF SALE:** Private Treaty





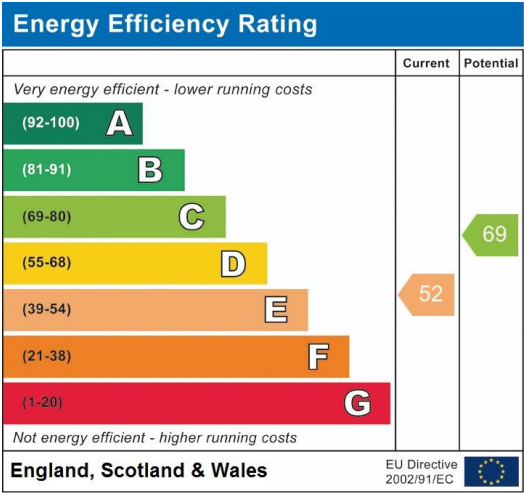
GROUND FLOOR



FIRST FLOOR

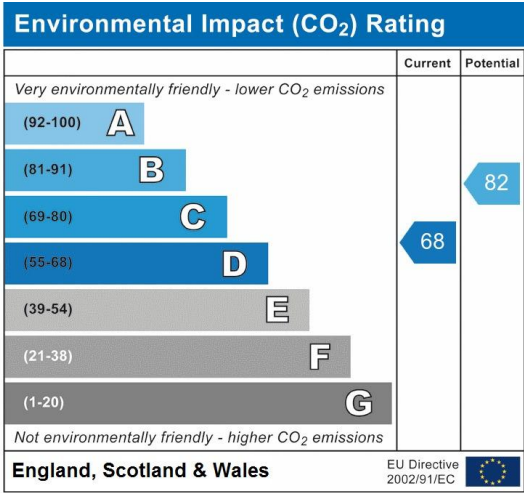
NOT TO SCALE

All due care has been taken in the preparation of this floor plan which has been carried out for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixtures 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 property.



Address:  
3 Blackberry Way Woodseaves ST20 0QZ

Reference:  
NE25562



England, Scotland & Wales

## 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!

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Newport, TF10 7AQ | Tel: 01952 820239  
Email: [newport@barbers-online.co.uk](mailto: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.