



Helping *you* move



## Bramleys, Shebdon, ST20 0PT

A fabulous opportunity to purchase a Three Bedroomed Detached Bungalow with Large Outbuildings and 3.5 Acres of Smallholding Land all set back from the road with stunning rural views and lovely mature garden with Greenhouse and vegetable garden.

Offers in the Region of  
**£650,000**

# Bramleys, Shebdon, ST20 0PT

## Overview

- Rural Detached Bungalow
- Three Bedrooms, 1 En-Suite, Further Bathroom
- Entrance Hall, Sitting Room
- Kitchen, Utility Room
- Conservatory
- W.C. Cloaks
- Double Garage Block Triple Stable Block to the Front
- Mature Good Size Gardens
- 3.5 Acres of Land, Stunning Views, Double Timber Stable Block
- Council Tax Band F
- EPC Rating D



## BRIEF DESCRIPTION

Nestled in a peaceful rural setting you will find Bramleys, a Three Bedroomed Detached Bungalow which is set back from the road, approached by a sweeping driveway and adjoined by a Double Garage.

Large Outbuildings and 3.5 Acres of Smallholding Land allow you to make your rural dreams a reality with the stunning views and tranquillity this property has to offer. The accommodation comprises: Entrance Hall, Sitting Room, Kitchen with Utility Area, Conservatory, Three Bedrooms and Bathroom.

## LOCATION

The property is situated in a lovely countryside setting and is conveniently located, being approximately 3.5 miles from the A41 providing easy access to the West Midlands road network; in particular the M6 to the North and M54 to the South. The property is within easy commuting distance by car of Telford, Stafford, Cannock, Wolverhampton and Shrewsbury.

The smaller town of Newport is approximately 5.5 miles distance which offers a range of facilities including high street stores, smaller specialist shops and an indoor market.



Your **Local** Property Experts  
01952 820 239

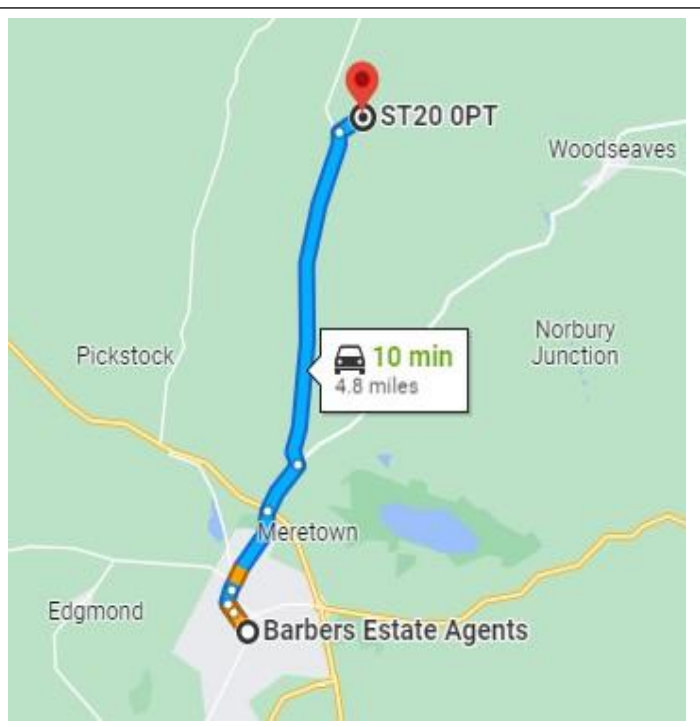


**USEFUL INFORMATION: TO VIEW THIS**

**PROPERTY:** Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that the property has oil fired central heating, septic tank drainage, mains water and electricity are also 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.

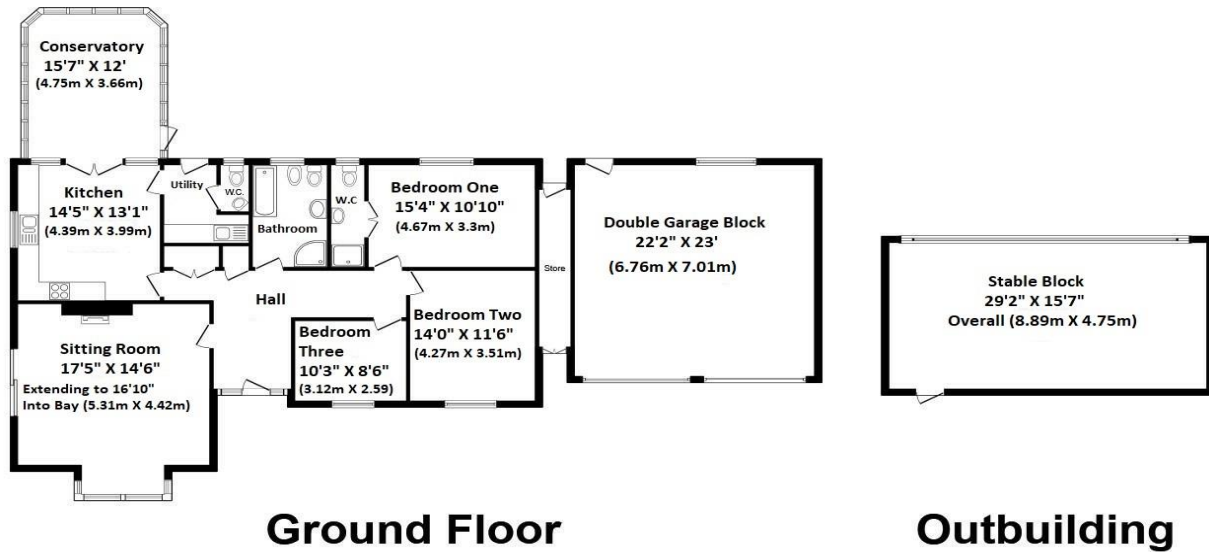
**LOCAL AUTHORITY:** Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ



**DIRECTIONS:** From our office head north on the High Street, go straight across at the mini roundabout, so through the next roundabout and continue onto Lower Bar, continue onto Chetwynd End then slight right onto Forton Rd/B5062. At the roundabout, take the 2nd exit onto A519 and continue for 0.5 miles, turn left onto Shay Lane and continue for 2.9 miles then turn right and the property will be located a little way along this road on the right hand side.

**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 floor area 235.7 sq.m. (2,537 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by [www.focalagent.com](http://www.focalagent.com)



## 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

Tel: 01952 820 239

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

**Barbers**

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.