

23 Heron Brook

Online Details for Approval



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

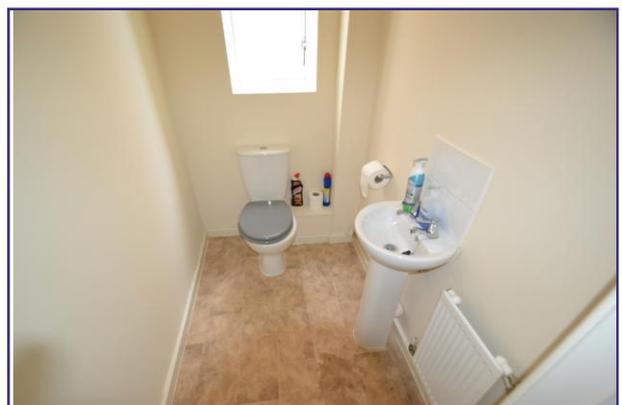
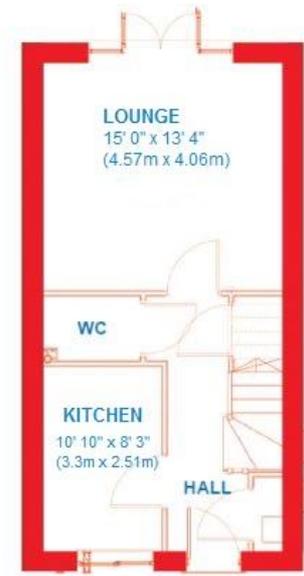


Photo 8

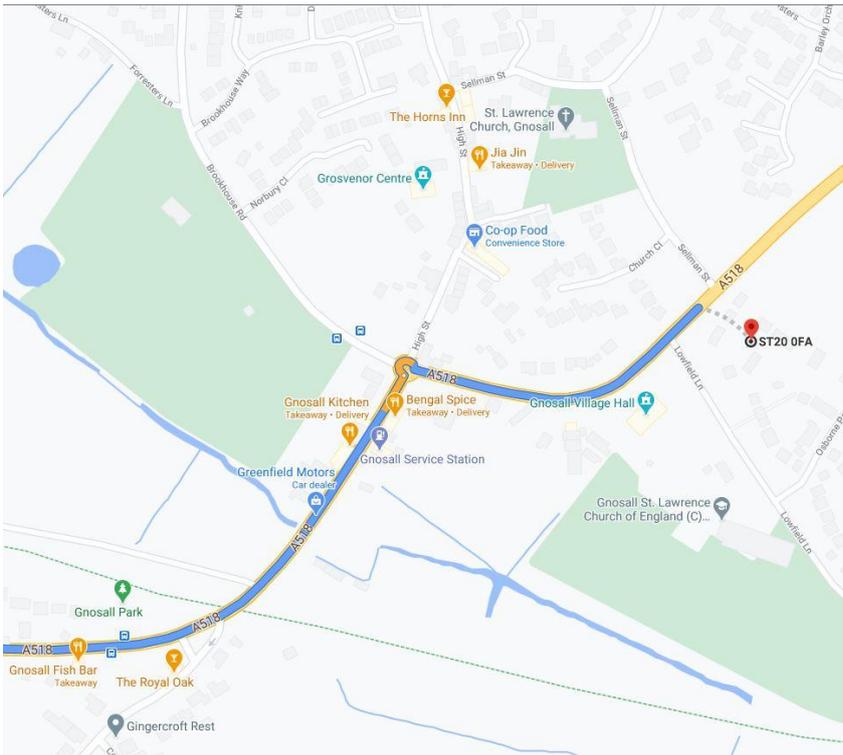
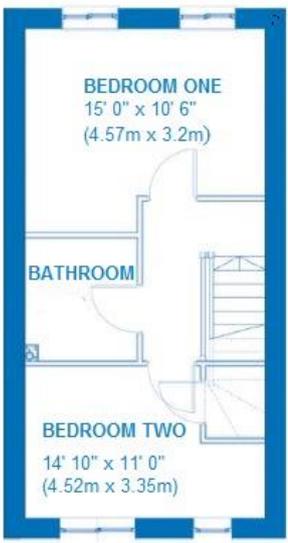


Photo 9

Ground Floor



1st Floor



Room Name	Room Description
BRIEF DESCRIPTON	<p>A lovely 2-Bedroom Semi-Detached property with two Double Bedrooms in the heart of this popular village. The accommodation comprises of: Entrance Hall, Kitchen, ground floor W.C., and Lounge with French doors out to the rear Garden. Upstairs are two good size double Bedrooms and the Family Bathroom. Externally, there's driveway parking and lawned area to the front of the property and a larger than average rear garden with timber shed and panelled fencing.</p> <p>You are buying a 25% share of the property - though the purchaser can arrange to buy up to 80% off the property value. Currently, the rent due to the Housing Association is £738.22 per quarter and the service charge is £35.42 per quarter. The property has a Protected Area Lease and as such means that there is a restriction to staircasing to a maximum of 80%.</p> <p>A local connection is applicable. Within the first 14 days of being advertised only persons who live in the village of Gnosall or have lived there for the last 3 out of 5 years or have parents, grandparents or siblings who have lived in the village for the last 3 out of 5 years or who have worked in the village for the last 3 out of 5 years can be considered. If no purchaser is found after 14 days this cascades out to various surrounding villages and Stafford. After 28 days the property can be sold to persons who qualify for the scheme.</p>
LOCATION	<p>Gnosall is a large, pretty village with good amenities - including its own Fire Station, Primary School, Supermarket, Doctor's Surgery, Dental Practice, Petrol Station, Sports Club, Take-Away, Pubs and historic High Street. To the edge of the village, there's excellent walking along the canal tow path or the old railway line and Gnosall has a number of sports clubs including rugby, cricket and football.</p> <p>Gnosall is on the A518, approximately halfway between the towns of Newport (in Shropshire) and Stafford - and the mainline rail connections from Stafford bring Manchester and Birmingham well within commutable distance.</p>
ACCOMMODATION	
ENTRANCE HALL	With a radiator, cloaks cupboard, stairs rising to the first floor and a good size, walk-in under stairs cupboard and door to the:
GROUND FLOOR WC	With low level W.C., and hand wash basin
KITCHEN 10' 10" x 8' 3" (3.3m x 2.51m)	With a range of wall units, base cupboards and drawers with work surfaces over, plumbing for automatic washing machine, space for fridge freezer, single drainer sink unit, electric oven with four burner gas hob unit and extractor fan over, tiling to splash areas, wall mounted Worcester combination gas central heating boiler and a double radiator.

LOUNGE 15' 0" x 13' 4" (4.57m x 4.06m)	With double French doors to the rear garden and a double radiator
LANDING	Stairs rise from the Hallway to the first floor Landing with loft access and cupboard with slatted shelving. Doors from the Landing lead to the upstairs accommodation:
BEDROOM ONE 15' 0" x 10' 6" (4.57m x 3.2m)	With double radiator and overlooking the rear Garden
BEDROOM TWO 14' 10" x 11' 0" (4.52m x 3.35m)	With radiator and built-in over stairs cupboard
BATHROOM	With a panel bath with mains shower over, low level w/c., pedestal hand wash basin, heated towel rail radiator and tiling to splash areas.
EXTERNALLY	<p>To the front of the property there is a brick pavior driveway for up to three cars, a double width pathway and lawned garden area leading to the pitch-roofed storm porch over the front door. A side pathway leads round to the long rear garden laid mainly to lawn, with panelled fencing and a garden shed.</p> <p>There are solar panels to the roof which assist with the heating of the water, and cabling installed for three security cameras.</p>
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
DIRECTIONS	The property is 5.9 miles from our Newport Office. Head north along the High Street and at the mini roundabout turn right onto Stafford Road. Follow the road to the roundabout with the A41 and take the second exit onto the A518 signposted to Stafford. Stay on the A518 round the sharp right hand bend in Gnosall and head up the hill, turning right just after Lowfield Lane.
SERVICES	We are advised that all mains services are 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
EPC RATING - TBC	
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.

TENURE

We are advised that the property is Leasehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion

METHOD OF SALE

For Sale by Private Treaty.

NE27403100290