



Helping *you* move



Penford House, 31 Sharman Way, Gnosall

A substantial, detached, individual family home situated on a quiet, highly sought after cul-de-sac within the ever popular village of Gnosall. Penford House occupies an enviable plot with all round access and excellent 4 bedroom accommodation. It boasts a double garage plus block paved driveway for several vehicles. * No Upward Chain *

£500,000
Region

Penford House, 31 Sharman Way, Gnosall

Overview

- Substantial Detached Family Home in a Village Location
- 4 Good Sized Bedrooms
- En-Suite and Family Bathroom
- Very Spacious Lounge
- Dining Room and Office
- Excellent Kitchen with Adjoining Breakfast Room
- Separate Utility Room
- Lovely Well Established Gardens, Double Garage
- Council Tax Band F
- EPC Rating – D
- No Upward Chain



BRIEF DESCRIPTION

A beautifully presented detached family home situated in a desirable residential road. The property offers spacious accommodation of: Large Through Entrance Hall, beautiful Lounge overlooking the front and rear, Ground Floor W.C., separate Office, separate Dining Room, extensive Kitchen and adjoining Breakfast Room Utility with access to Double Garage. The first floor comprises: 4 lovely Bedrooms, Bathroom and En-Suite.

The property is situated on a large corner plot with amazing well established gardens plenty of parking and a double garage.

LOCATION

Gnosall is a large, pretty village with good amenities - including its own Fire Station, Primary School, Supermarket, Doctor's Surgery, Dental Practice, Petrol Station, Pubs, Post Office and historic High Street. The property is within easy walking distance of lovely countryside, providing opportunities for walking or cycling along the canal tow path, the old railway line or around the Audmore Loop. Gnosall has a range of social groups for all ages as well as sports clubs including rugby, cricket and football.

The reliable and regular bus service to Stafford, Newport and Telford makes this property ideally located for the whole family.

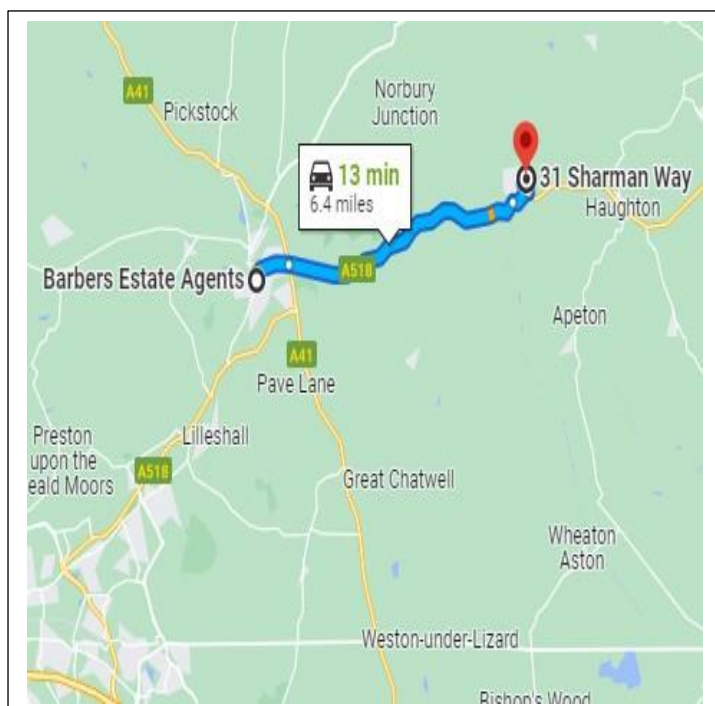
Stafford Railway Station is only 6 miles away with convenient links to London, Birmingham, Manchester and Liverpool.



USEFUL INFORMATION: 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 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.

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.



DIRECTIONS: From our office, head north on High Street, at the roundabout, take the 2nd exit onto Stafford Street and go through one roundabout. At the next roundabout, take the 2nd exit onto A518 and continue for 4.9 miles, at the roundabout, take the 3rd exit onto Stafford Road/A518 and continue for 0.4 miles, at the roundabout, take the 1st exit onto Manor Road and then turn right onto Sharman Way where the property will be located on the left 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: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



Total area: approx. 176.1 sq. metres (1895.6 sq. feet)

This floor 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.

31 Sharman Way, Gnosall, Stafford



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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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.