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Sunnymede, Coton, Gnosall, ST20 0EQ

A lovely period Semi-Detached House located prominently on the outskirts of Gnosall. The property offers an exceptional opportunity for a character-rich refurbishment, offering generous living spaces and an array of charming original features together with a Detached Double Garage and substantial Gardens.

Offers in the Region of
£425,000

Sunnymede, Coton, Gnosall, ST20 0EQ

Overview

- Period Semi-Detached House
- Four Bedrooms
- Feature Entrance Hall
- Dining Room
- Kitchen, Pantry and Storage Room
- Cosy Sitting Room
- Bathroom
- Detached Double Garage
- Driveway Parking
- Substantial Gardens, Several Storage Sheds
- Council Tax Band D
- EPC Rating – F



BRIEF DESCRIPTION

A stylish period Semi-Detached House positioned prominently on the outskirts of Gnosall, offering an exceptional opportunity for a character-rich refurbishment. This property boasts an array of charming original features and generous living spaces, detailed as follows: Upon entry, a spacious and inviting feature hallway welcomes you, providing access to a Cosy Sitting Room, a separate Dining Room, and a large Kitchen with an adjoining Pantry and Walk-in Store. The beautiful staircase leads to an expansive first-floor landing, where you'll find Three well-proportioned Double Bedrooms and a Family Bathroom. An additional staircase ascends to the attic, where a Fourth Bedroom offers a private retreat.

LOCATION

Sunnymede is close to the canal towpath and old railway line. 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. Gnosall also has a number of sports clubs including rugby, cricket and football.

Direct travel to London may be found at Stafford Station approximately 7 miles away, with trains to Euston taking approximately 1 hour and 17 minutes.



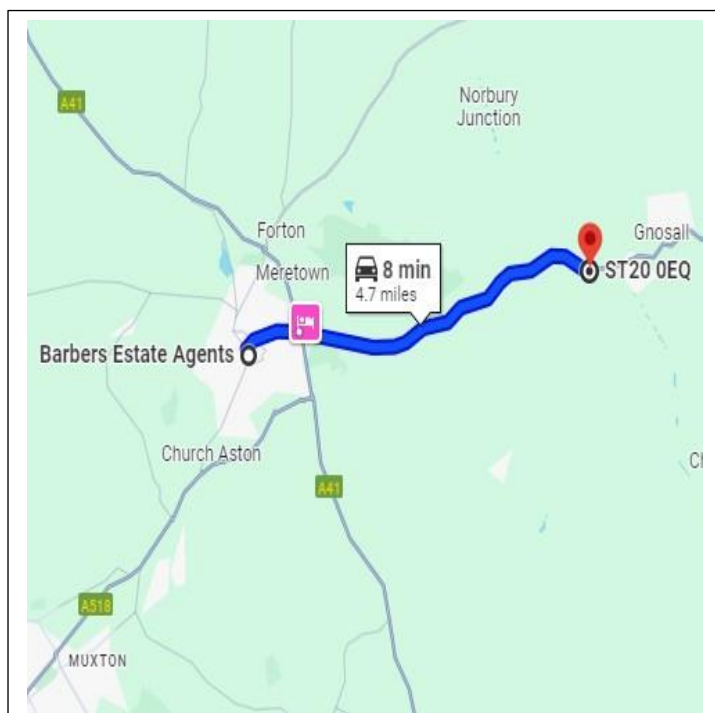
Your **Local** Property Experts
01952 820 239



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

SERVICES: We are advised that the property has mains electricity, water, oil fired central heating and septic tank drainage 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

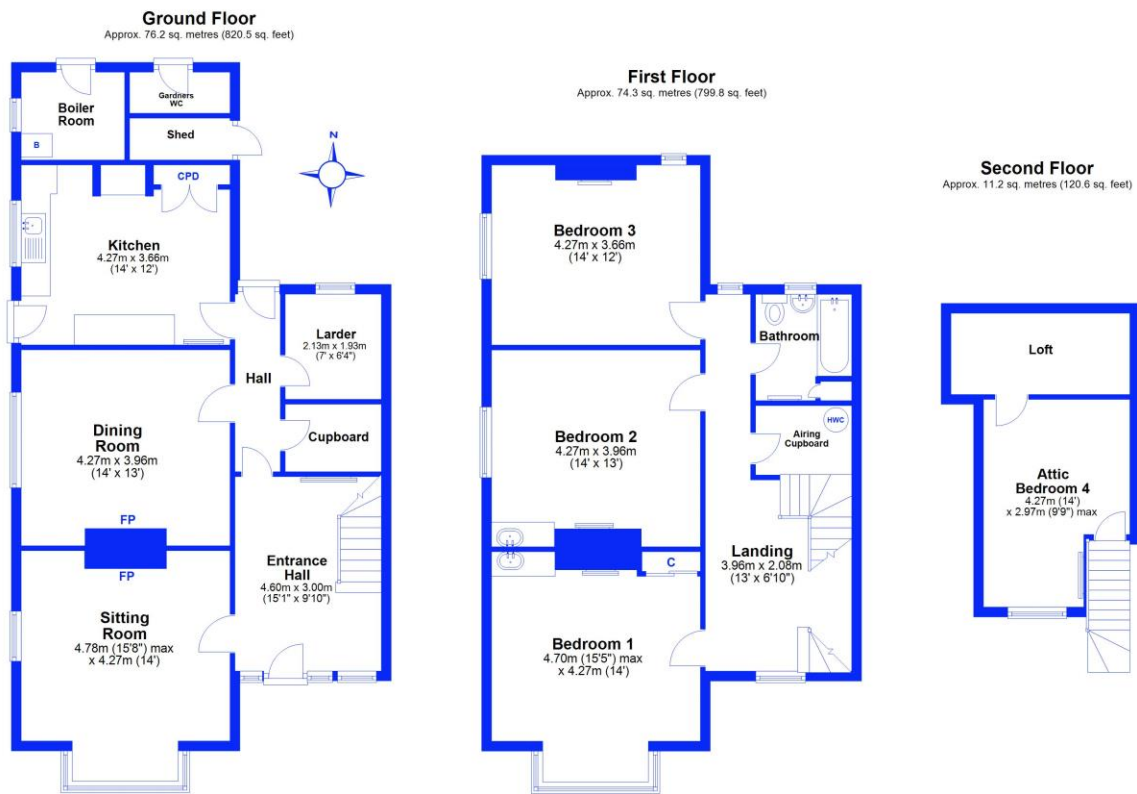
LOCAL AUTHORITY: Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ



DIRECTIONS: From our office head north on High Street, at the mini roundabout take the second exit onto Stafford Street, go straight across at the next roundabout and at the large roundabout, take the 2nd exit onto A518 and continue for approximately 4 miles where the property will be located on the left hand side and identified by our For Sale Board.

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. 161.7 sq. metres (1740.9 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.

Sunnymede, Newport Road, 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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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.