



Helping *you* move



Brackenhurst, Sellman Street, Gnosall, ST20 0EP

Don't be deceived—this is a substantial property! Brackenhurst, in one of Gnosall's best locations, features wrap-around Gardens, Ample Parking, and plenty of Storage. The home includes a Central Hallway, Lounge, Kitchen with Utility and WC, Dining Room, Summer Room, Five Bedrooms, and Two Bathrooms. There's also a Double Garage and well-stocked Gardens.

Offers in the Region of
£500,000

Brackenhurst, Sellman Street, Gnosall, ST20 0EP

Overview

- Substantial, Well Maintained Detached Home
- Five Bedrooms (Three Downstairs and Two Upstairs)
- Kitchen, Utility Room, Ground Floor W.C.
- Lounge, Summer Room, Dining Room
- Two Bathrooms (One Downstairs and One Upstairs)
- Village Location
- Large Parking Area and Good Size Landscaped Gardens
- Double Garage and Storage Sheds
- Council Tax Band F, EPC Rating D



BRIEF DESCRIPTION

Brackenhurst is an extensive Detached Home in one of the best locations in Gnosall. Featuring beautiful wrap-around Gardens, ample Parking, and plenty of Storage. Ideal as either a family home or for retirement due to its Ground Floor Bedrooms and great location. This substantial property offers a large Central Hallway, an exceptional Lounge, a well-built Kitchen with an adjoining Utility and WC, a separate Dining Room, and an attractive rear Summer Room with a log-burning stove. The ground floor includes Three Bedrooms and a Bathroom, while stairs lead to Two large First-Floor Bedrooms and another Bathroom.

Externally, there is a Double Garage, Ample Parking, well-stocked Gardens, and several useful Storage Sheds.

LOCATION

Gnosall is a large, pretty village with good amenities - including its own Fire Station, Primary School, Co-Op Supermarket with Petrol Station next door, Doctor's Surgery, Dental Practice, Pubs, Post Office 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.



Your **Local** Property Experts
01952 820 239

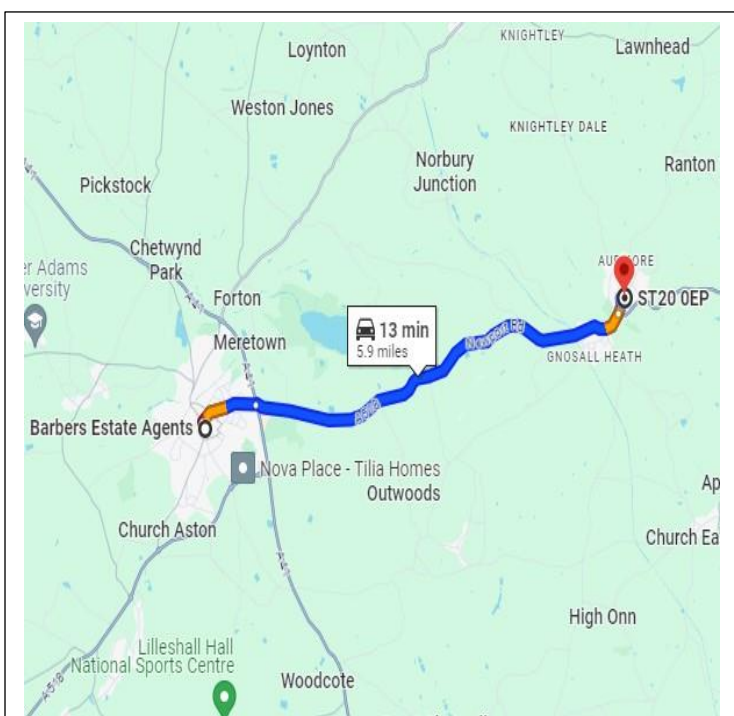


USEFUL INFORMATION: TO VIEW THIS

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 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. 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: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office, head north on High Street, at the mini roundabout, take the 2nd exit onto Stafford Street, go through the next roundabout and at the large roundabout, take the 2nd exit onto A518. Continue for 4.9 miles. At the roundabout, continue straight onto High Street, Gnosall for 0.2 miles then turn right onto Sellman Street and the property will be located on the right hand side as identified by our For Sale Board.

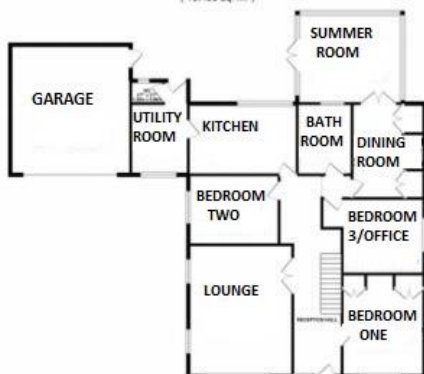
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. 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.

WORKSHOP 180.99 sq. ft.
(16.81 sq. m.)



GROUND FLOOR 1801.07 sq. ft.
(167.33 sq. m.)



TOTAL FLOOR AREA: 2484.05 sq. ft. (230.78 sq. m.) approx.

While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of plots, gardens, walls and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapbox ESRI.

1ST FLOOR 501.99 sq. ft.
(46.64 sq. m.)



ENTRANCE HALL: 25'10" x 7'0" (7.87m x 2.13m)
LOUNGE: 18'0" x 14'5" (5.49m x 4.39m)
KITCHEN: 15'0" x 9'9" (4.57m x 2.97m)
UTILITY ROOM: 12'5" x 8'0" (3.78m x 2.44m)
DINING ROOM: 13'0" x 8'3" (3.96m x 2.51m)
SUMMER ROOM: 15'2" x 12'9" (4.62m x 3.89m)
BEDROOM ONE: 12'1" x 11'7" (3.68m x 3.53m)
BEDROOM TWO: 12'8" x 11'4" (3.86m x 3.45m)
BEDROOM THREE/OFFICE: 11'7" x 10'4" (3.53m x 3.15m)
BATHROOM: 9'9" x 7'10" (2.97m x 2.39m)
BEDROOM FOUR: 13'5" x 13'1" (4.09m x 3.99m)
BEDROOM FIVE: 13'1" x 11'5" (3.99m x 3.48m)
GARAGE: 17'9" x 16'6" (5.41m x 5.03m)
STORAGE SHED: 18'3" x 10'3" Overall (5.56m x 3.12m)



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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Email: 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.