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Tollcross, Church Lane, Moreton, TF10 9DS

An exceptionally spacious and modernised Detached Bungalow, located in the heart of a pretty village and enjoying fabulous views over open countryside to the rear. This wonderful home combines a peaceful rural setting with stylish contemporary living, creating the ideal balance of comfort and charm.

Offers in the Region of
£475,000

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Overview

- A Beautifully Modernised Detached Bungalow
- Glorious Views of Open Countryside to the Rear
- No Upward Chain
- Three Bedrooms
- Principal Bedroom with En-Suite W.C.
- Brand New Kitchen/Breakfast Room
- Dual Aspect Lounge
- Spacious Sun /Dining Room
- Shower Room with Double Width Shower
- Adjoining Integral Garage
- Good Size Parking
- Lovely Rear Gardens with Patio, Orchard with Fruit Trees and Greenhouse
- EPC Rating - D, Council Tax Band E



BRIEF DESCRIPTION

A beautifully modernised and exceptionally spacious Detached Bungalow, perfectly positioned in the heart of a pretty village and enjoying glorious views over open countryside to the rear. This wonderful home combines stylish contemporary living with a peaceful rural setting, creating the ideal balance of comfort and charm. The accommodation includes a welcoming Entrance Hall with Cloakroom/WC, a large dual-aspect Lounge with windows to both the front and rear providing an abundance of natural light and lovely open views, and a brand-new Kitchen/Breakfast Room fitted with an excellent range of units and integrated appliances, including a full-height larder fridge and freezer.

LOCATION

Moreton is a popular rural village location with a delightful village hall and within close proximity to Newport, Eccleshall and Telford where you can find a range of shops, bars and restaurants and also good links for commuters to the A41 and M6 motorway.

There is also plenty of long country walks for you to enjoy.



Your **Local** Property Experts
01952 820 239



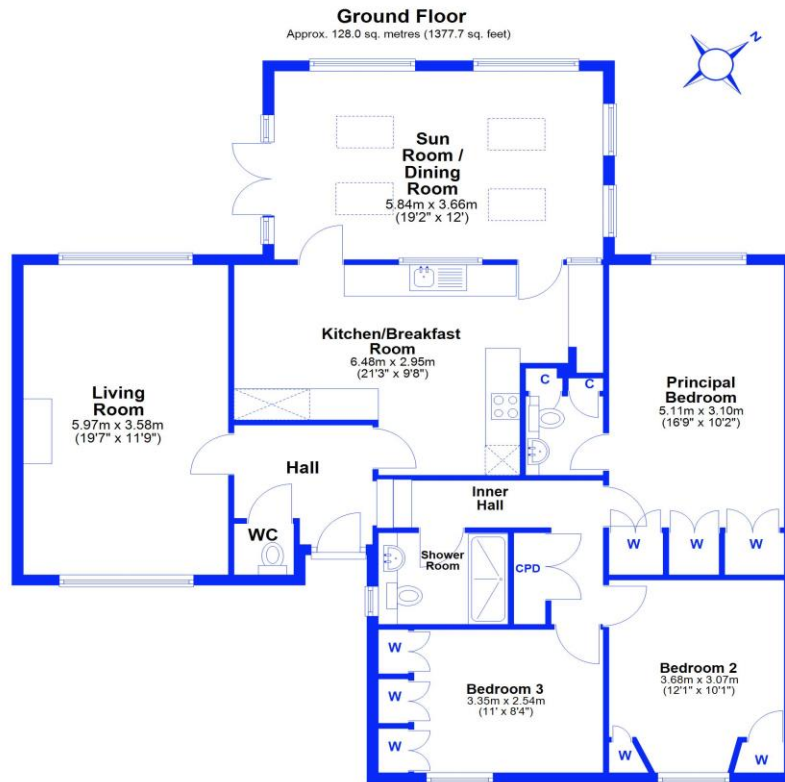
USEFUL INFORMATION: TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk
SERVICES: We are advised that the property has mains electricity, drainage, water and oil fired central heating. Barbers have 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 Newport take the A518 in the direction of Stafford, after approximately 1.5 miles turn right onto Cowley Lane, continue through Outwoods, then turn left onto Gnosall Road, then bear right onto Pooley Lane, continue along Pooley Lane and continue for approximately half a mile, then turn left onto Church Lane and the property will be located just opposite the Church on the left hand side as identified by 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.



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.

Tollcross, Church Lane, Moreton, Newport



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

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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.