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39 Barn Common, Woodseaves, ST20 0LR

This mature, Detached House has been significantly extended by a Two-Storey Rear Extension, making it considerably larger than the average home and offering excellent value for money. Set in the lovely village of Woodseaves, the property enjoys a fantastic location, just seven minutes from Eccleshall and twelve minutes from Newport.

Offers in the Region of
£290,000

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Overview

- Significantly Extended, Detached Family Home
- Three Bedrooms
- Lovely Village Location
- Dining Room
- Lounge
- Conservatory
- Bathroom
- Solar Panels
- Generous Front Driveway Parking
- Larger than Average Rear Gardens
- Council Tax Band B
- EPC Rating - D



BRIEF DESCRIPTION

This mature, Detached House has been significantly enhanced by a Two-Storey Rear Extension, making it considerably larger than the average home and offering exceptional value for money. Set in the lively village of Woodseaves, the property enjoys a superb location, just seven minutes from Eccleshall and twelve minutes from Newport, making it ideal for those seeking a balance between village life and convenient access to nearby towns. Inside, the welcoming Entrance Hall leads through to a spacious, extended Kitchen and Breakfast Room, which in turn opens into the generously sized Lounge. The ground floor continues to impress with a large Conservatory offering additional living space, a substantial Utility Room, and a convenient Ground Floor WC.

LOCATION

Situated in the popular Staffordshire village of Woodseaves with its local amenities including church, public houses, local shop and post office, the property is approximately five miles from Newport Town Centre with its High Street stores, smaller specialised shops and indoor market.

The more comprehensive shopping and leisure facilities offered by Stafford Town Centre are approximately 15 miles distance. Woodseaves is located on the A419 providing easy access to the West Midlands Road network, in particular, the M6 to the North and the M54 to the South.



Your **Local** Property Experts
01952 820 239



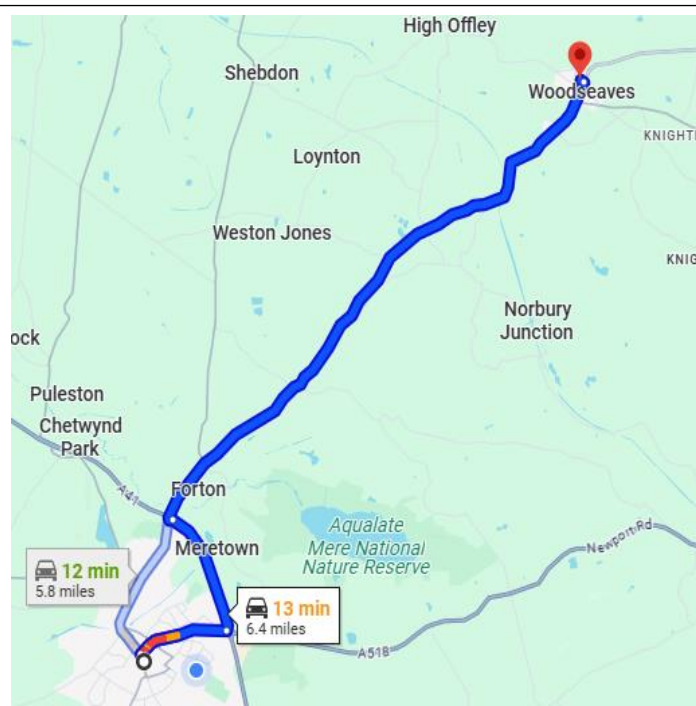
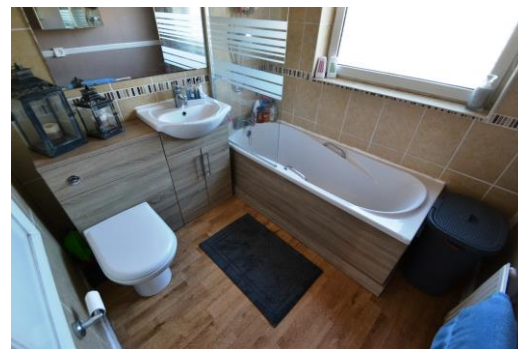
USEFUL INFORMATION: TO VIEW THIS PROPERTY:

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 LPG central heating, mains water, drainage and electricity 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

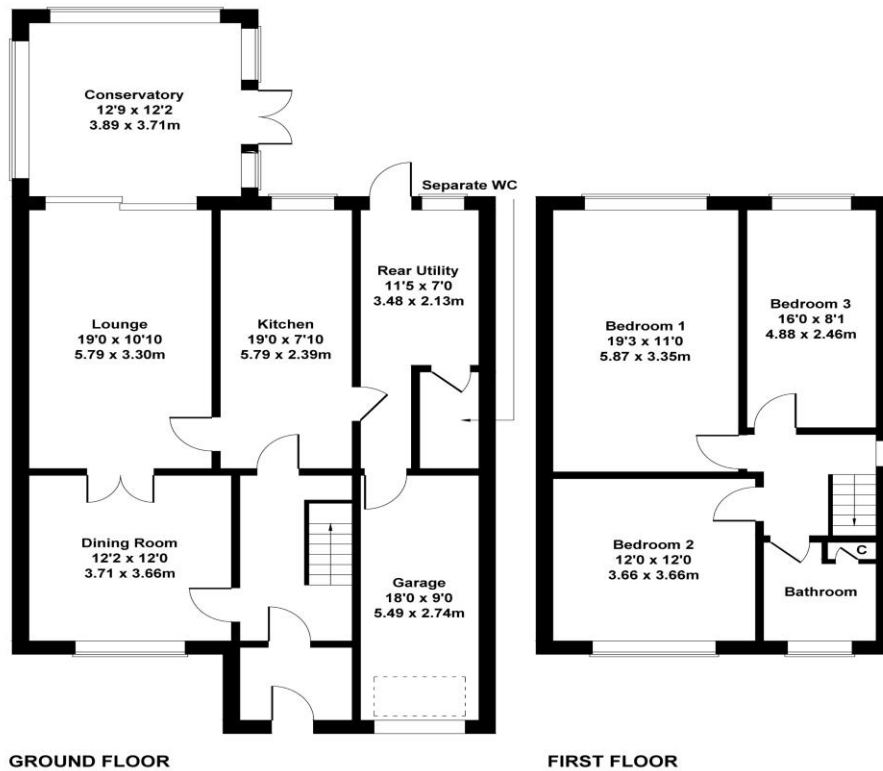


DIRECTIONS: From Newport take the A519 sign posted to Eccleshall, follow this road for approximately 4 miles until you come to the village of Woodseaves. Continue through Woodseaves for a few hundred yards taking the turning on the Left sign posted Barn Common, on entering, the property will be located on the left 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.

39 Barn Common
Approximate Gross Internal Area
1707 sq ft - 159 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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.