



£155,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

💰 COUNCIL TAX BAND: B

Gnosall Stafford

Shelmore Way Gnosall
Stafford Staffordshire



Are you in the market for a project? Eager to unleash your creative side? Look no further than this two-bedroom home, offering plenty of potential and no upward chain.

Located in the highly desirable village of Gnosall, this property is perfect for investors or first-time buyers looking for a rewarding challenge. Inside, the home features an entrance hall, a cosy living room, and a kitchen on the ground floor. Upstairs, you'll find two bedrooms and a bathroom. Outside, the property boasts a driveway leading to a low-maintenance rear garden, providing convenience and outdoor space. Opportunities like this don't last long, so take full advantage and call us today to arrange your viewing appointment!

- Two Bedroom Semi Detached Property
- Two Bedrooms & Bathroom
- Living Room & Kitchen
- Located In A Highly Desirable Village
- Updating Required
- No Upward Chain

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hallway

Accessed through a composite double glazed entrance door, and having stairs off, leading up to the first floor landing & accommodation

Living Room 13' 4" x 8' 8" (4.07m x 2.64m)

Having a coal effect electric fire set on a tiled hearth with brick fire surround, and a double glazed window to the front elevation.

Kitchen 7' 11" x 13' 2" (2.41m x 4.01m)

Fitted with wall & base units with work surface over incorporating an inset stainless steel single bowl sink/drainer with chrome taps & space(s) for cooker & additional kitchen appliance(s). There is a useful built-in storage cupboard, tiled flooring, two double glazed windows to the rear elevation, and double glazed door to the side elevation.

First Floor Landing

Having a double glazed window to the side elevation & loft access.



You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Bedroom One 12' 0" x 10' 2" (3.67m x 3.10m)

A double bedroom, having a built-in wardrobe, a further built-in cupboard, and a double glazed window to the front elevation.

Bedroom Two 12' 7" x 7' 1" (3.83m x 2.17m)

A second smaller double bedroom, having a double glazed window to the rear elevation.

Bathroom 5' 7" x 5' 10" (1.70m x 1.79m)

Fitted with a suite comprising of a low-level WC, pedestal wash hand basin, and a panelled bath. There is splashback tiling to the walls, and a double glazed window to the rear elevation.

Outside Front

The property is approached over an asphalt driveway providing off-street vehicle parking and access to the main entrance door, continuing to the side elevation. There are lawned gardens to each side of the driveway with a variety of established plants, shrubs & trees.

Outside Rear

A private & enclosed garden designed to be low-maintenance and comprising of a large block paved seating area & pathway leading onto a decorative gravelled garden area with a variety of established plants, shrubs & trees.



Floor Plan Awaited

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk