



**25% Shared  
Ownership £45,000**

**KEY** TENURE: Leasehold

**LIST** EPC RATING: TBC

**£** COUNCIL TAX BAND: C

## Gnosall Stafford

Heron Brook Gnosall  
Stafford Staffordshire



***This could be a fantastic opportunity to get yourself onto the housing ladder! This beautifully presented and much improved, deceptively spacious, modern two double bedroom home is situated in the desirable Village of Gnosall, which enjoys excellent amenities, schooling and commuter links.***

Internally the accommodation comprises of an entrance hallway, large living room with French Doors to the rear garden, refitted kitchen, two double bedrooms and a bathroom. Externally the property enjoys ample off road parking, front garden and a good sized rear garden. You are buying a 25% share of the property - though the purchaser can arrange to buy up to 80% off the property value. This property is being offered with No Upward Chain.

- Superb Modern Semi Detached House
- Refitted Kitchen & Spacious Living Room
- Two Double Bedrooms & Bathroom
- Ample Off Road Parking & Good Sized Rear Garden
- Desirable Village & Nearby Amenities
- 25% Shared Ownership Property, No 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 Hall

Being accessed through a double glazed entrance door, the spacious entrance hall includes a storage cupboard, radiator, wood effect tiled floor, downlights and stairs leading to the first floor landing.

## Guest WC

Having a suite comprising of wash hand basin and low level WC. Tiled floor, splashback tiling, downlights and double glazed window to the side elevation.

## Living Room 13' 3" x 15' 0" (4.04m x 4.57m)

A spacious, beautifully presented living room having a wood effect tiled floor, numerous downlights, double glazed window and double glazed double doors giving views and access to the rear garden.

## Kitchen 10' 11" x 8' 4" (3.33m x 2.54m)

Having a range of matching units in a Shaker style extending to base and eye level with fitted work surfaces having a inset one and a half bowl composite sink drainer with chrome mixer tap. Range of integrated appliances including a double oven/grill, four ring halogen hob with cooker hood over. Further



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integrated appliances including a dishwasher and fridge/freezer. High gloss marble effect tiled floor, contemporary style radiator, downlights, wall mounted gas central heating boiler and double glazed window to the front elevation.

## First Floor Landing

Having access to loft space and useful shelved cupboard.

## Bedroom One 11' 2" x 15' 0" (3.40m x 4.56m)

A good-sized main bedroom having downlights, radiator and two double glazed windows to the rear elevation.



## Bedroom Two 10' 11" x 14' 11" max inc recess (3.32m x 4.54m max inc. recess)

A second double bedroom having a spacious over stairs storage cupboard, downlights, radiator and two double glazed windows to the front elevation.



## Bathroom 6' 10" x 6' 2" (2.08m x 1.89m)

Having a suite comprising of a panelled bath with mains shower over, pedestal wash hand basin and low level WC. Splashback tiling, towel radiator and double glazed window to the side elevation.



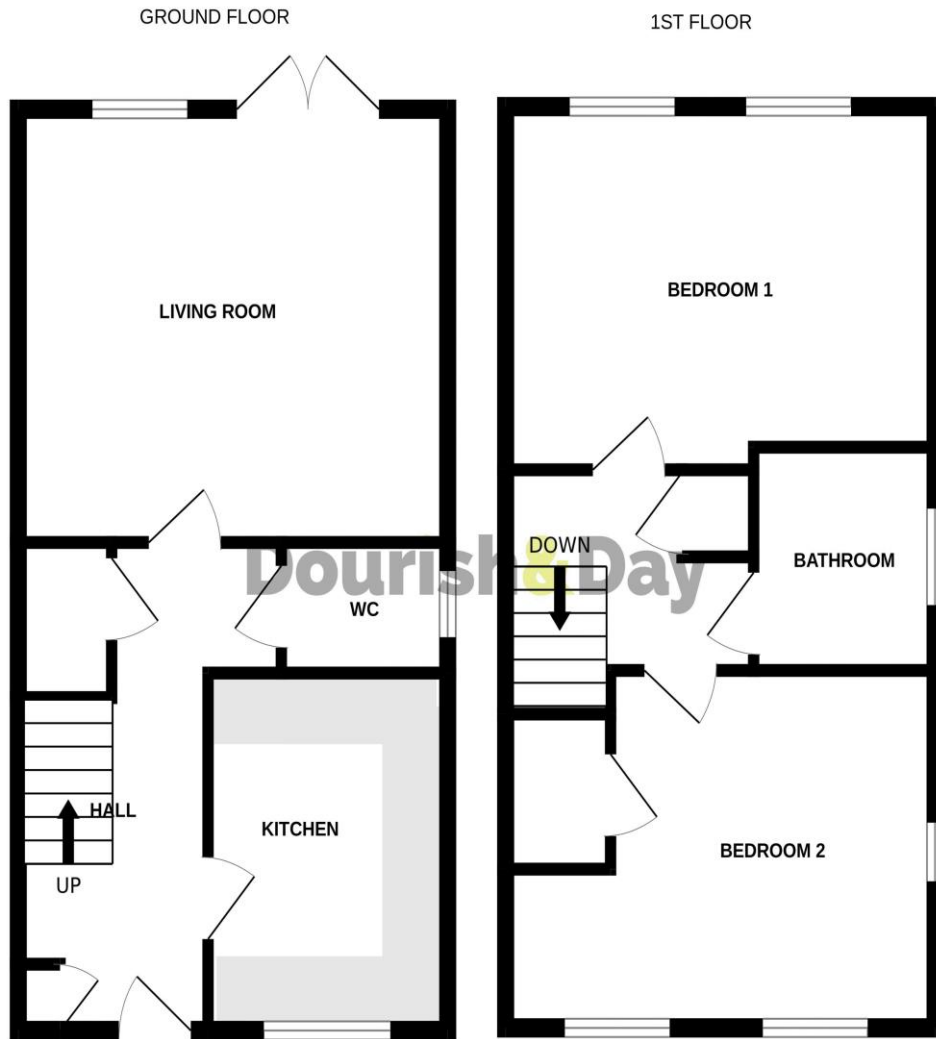
## Outside - Front

The property is approached over a block paved driveway with a lawned front garden and gated side access leads to:

## Outside - Rear

The good-sized rear garden with a paved seating area overlooking the remainder of the lawned garden.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England, Scotland & Wales			

TBC

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