



£550,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: F

Moreton Newport

Post Office Lane Moreton
Newport Shropshire



Attention prospective homeowners! Are you in search of your ideal forever family residence? Are you yearning for a place with distinctive charm? Look no further than this exquisite property on Post Office Lane!

Approach the residence via a well-maintained tarmac drive that leads to the enchanting Birches. Internally, discover a spacious living room, a dining room, a well-appointed kitchen, a utility room, and two guest WC's. Ascend to the first floor, where five generously sized double bedrooms and a beautiful family bathroom await. Outside, the property boasts a double garage and a meticulously manicured rear garden that gracefully extends to the side and front. This residence is truly exceptional, so don't miss the chance to secure your viewing—call us now before this opportunity slips away!

- A Spacious Detached Family Home
- Large Living Room With A Separate Dining Room
- Five Generous Sized Bedrooms
- Family Bathroom With Two Guest WC's
- Large Private Rear Garden With Double Garage
- Located In A Highly Desirable Village

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 double glazed entrance door with glazed side panel, having stairs off, rising to the First Floor Landing & accommodation, feature glazed panels & wooden banister rail, and radiator.

Guest WC 2' 9" x 6' 11" (0.84m x 2.11m)

Fitted with a white suite comprising of a low-level WC with concealed cistern, and wash hand basin set into top with chrome mixer tap & storage beneath. There is a double glazed window to the side elevation.

Living Room 20' 11" x 14' 11" (6.37m x 4.55m)

Having a spacious living room with a multi-fuel stove set within an Italian marble hearth & surround, a radiator, double glazed windows to the front & side elevations.

Dining Room 9' 11" x 10' 2" (3.02m x 3.11m)

Having glazed internal French doors, radiator, and a double glazed window to the side elevation. There is a further window to the rear elevation.

Kitchen 13' 1" x 11' 10" (3.98m x 3.60m)

Having a range of base & eye-level units with fitted work surfaces and inset 1.5 bowl sink unit with mixer taps, a range of appliances including; oven, electric hob with cooker hood over, dishwasher, waste disposal unit (sink),



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

understairs pantry, tiled splashbacks, tiled floor, a radiator, and double glazed window to the rear elevation.

Utility 11' 0" x 8' 0" (3.35m x 2.45m)

Having tiled floor, space(s) for appliances, and a double glazed window to the rear elevation, and a double glazed door to the side elevation.

Guest WC 4' 7" x 2' 8" (1.40m x 0.81m)

Comprising of a low-level WC, having tiled floor, and a double glazed window to the rear elevation.

First Floor Landing

A spacious landing having access to loft space.

Bedroom One 12' 0" x 11' 8" (3.66m x 3.55m)

A spacious double bedroom having fitted bedroom furniture, radiator, two double glazed windows to the front & side elevations.

Bedroom Two 9' 11" x 11' 11" (3.03m x 3.64m)

A second double bedroom having fitted bedroom furniture, radiator, and double glazed windows to the side & rear elevations.

Bedroom Three 12' 6" x 10' 0" (3.81m x 3.04m)

A third double bedroom with a built-in wardrobe, radiator, and a wash hand basin set into vanity unit with chrome mixer taps & cupboard beneath. There is a radiator, and a double glazed window to the front elevation.

Bedroom Four 8' 8" x 12' 0" (2.63m x 3.65m)

Having a radiator, and a double glazed window to the side elevation.

Bedroom Five 14' 8" x 16' 10" (4.48m x 5.13m)

A large double bedroom having a pedestal wash hand basin with chrome taps, an airing cupboard and a secondary storage area within the loft space, and double glazed windows to the front and side elevation.

Bathroom 9' 10" x 8' 8" (2.99m x 2.64m)

Having a white suite comprising of a panelled bath with a large separate mains shower over a glazed screen. There is also chrome mixer taps, a double wash hand basin set into a vanity unit with chrome mixer tap & cupboard beneath, a WC with enclosed cistern, part tiled walls, laminate floor, chrome towel radiator, and double glazed window to the rear elevation.

Outside Front

The property is approached through double wooden gates with a tarmac drive leading up and around to the front of the property having a double width drive and double garage. There is also a feature lawned garden and a further lawned area to the side with wooden archway to the rear garden.

Garage 22' 8" x 17' 3" (6.90m x 5.26m)

Having two electric garage doors and electricity installed.

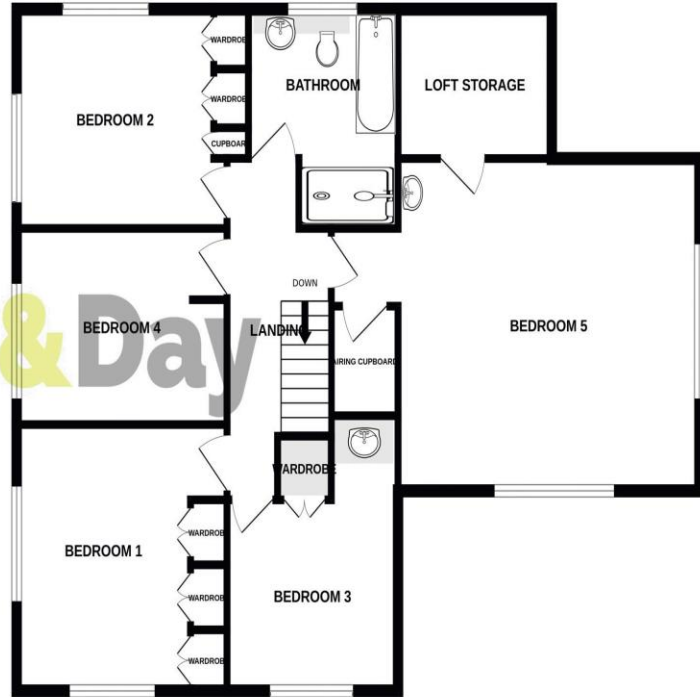
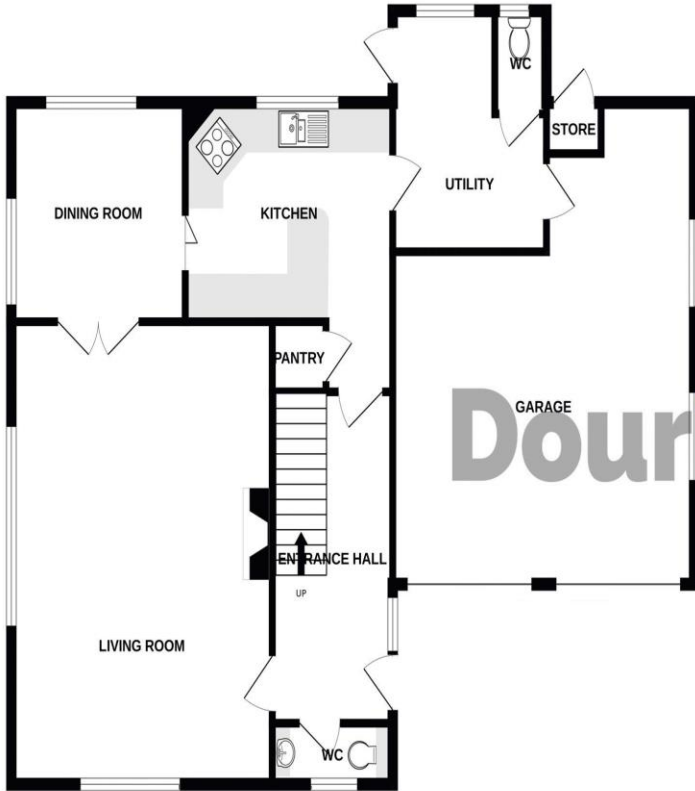
Outside Rear

The property is approached over a multi-level seating area which comprises of a Pergola & Spanish style bricked BBQ. There is also a feature small pond, a lawned garden area, and comprising of a garden shed. There are also mature shrubs.



GROUND FLOOR

1ST FLOOR

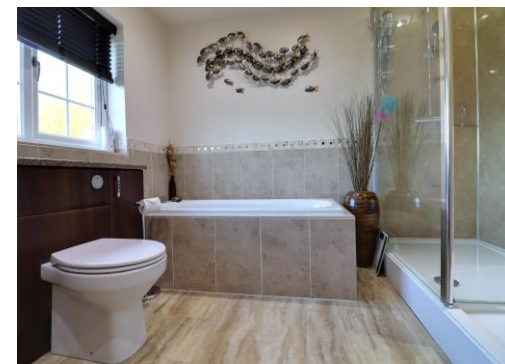


Dourish & Day

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.

Made with Metropix ©2024

| Energy Efficiency Rating | | Current | Potential |
|--|---|---------|-------------------------|
| Energy efficient - lower rating costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| | | | 71 |
| | | -18 | |
| EU energy efficient - higher ratings costs | | | |
| England & Wales | | | EU Directive 2002/91/EC |
| | | | www.ec.europa.eu |



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