



**Estate Agents  
Letting Agents  
Surveyors & Valuers**

23 - 25 High Street  
Newport  
Shropshire  
TF10 7AT  
01952 812519  
sales@tempertons.co.uk



**49 Shelmore Way, Gnosall, Stafford, ST20 0DT**  
**Offers In The Region Of £270,000**

 3  2  2  D





# 49 Shelmore Way, Gnosall, Stafford, ST20 0DT

## Offers In The Region Of £270,000



The popular village of Gnosall lies approximately 6 miles from Newport and 7 miles from the county town of Stafford. There is also a good bus service to Newport and Telford to the West, and Stafford to the East, with it's main line railway station and greater range of high street shops and amenities. Gnosall is served by it's own shops, comprehensive local services and public houses, with easy access to nearby countryside.

This well presented and extended three bedroomed detached bungalow and garage of tradional construction occupies an enviable corner position in a popular residential area of the village and benefits from gas central heating and double glazing throughout. There is also a range of solar (PV) panels which supplement the electricity supply. In more detail:-

PVC framed double glazed front door and side screen into

### Entrance Hall

with built-in boiler cupboard and radiator.

### Kitchen

9'8" x 7'7" (2.96 x 2.32)

having a range of wooden fronted cabinets comprising base and wall mounted cupboards and drawers with contrasting work surfaces and complimentary wall tiling. Inset stainless steel sink and drainer unit. Built-in oven with 4 ring gas hob above. Integrated fridge. Space and plumbing provision for washing machine. Double glazed side aspect window.

### Lounge

16'7" x 10'6" (5.08 x 3.22)

with decorative fire surround and marble effect hearth incorporating coal effect electric fire. Double glazed bow window and front aspect. Radiator. Coved finish to ceiling.

Door into internal lobby area having built-in storage cupboard and access hatch to insulated loft space with fitted loft ladder leading to an Annex area with:-

### Utility/Dining Area

13'1" x 9'7" (4.00 x 2.93)

having a range of base and wall mounted modern cabinets with work surface and inset sink/drain. Radiator and double glazed "French style" double doors opening to the rear garden.

### Bedroom

11'11" x 9'7" (3.65 x 2.93)

with front aspect double glazed window and radiator.

### En Suite Shower Room

having fully tiled shower cubicle with electric shower unit and glazed modesty screen. Wash hand basin and cupboard below. Close coupled W.C. and tiled floor.

### Bedroom Two

9'8" x 9'1" (2.95 x 2.78)

with radiator and double glazed rear aspect window.

### Bedroom Three

9'8" x 9'2" (2.95 x 2.80)

having double glazed window and external courtesy door opening to the rear garden. Radiator.

### Modern Shower Room

being fully tiled having double width low level shower cubicle with glazed modesty screen and electric shower unit. Pedestal wash hand basin. Close coupled W.C. Radiator and double glazed window with obscure glazing.

### Outside

The property occupies a favourable corner position situated at the head of a quiet cul-de-sac approached over a stone driveway offering ample off road parking, with open plan style shaped lawns leading to the Garage (5.45m x 2.55m) having power and light with a courtesy door into the fully enclosed rear garden, laid chiefly to attractive pavings for ease of maintenance and side borders.

### Additional Information

COUNCIL TAX: We are advised by the Local Authority, Stafford Borough Council, that the property is in Band C.

EPC RATING: D (67)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details. Vendors have made us aware that there are not mobile black spots within the property.

ADDITIONAL CHARGES: We understand that no additional charges are payable.(e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are not aware of any onerous rights or restrictions affecting the property.

FLOODING ISSUES: The property has not been subject to flooding in the past 5 years.

**PLANNING PERMISSIONS/DEVELOPMENTS:** The vendor is not aware of any planning applications or developments that would have an impact on the property.

**COAL FIELDS/MINING:** The property has not suffered from any mining related issues to the best of the vendor's knowledge.

**VIEWING:** Strictly by prior appointment with the Agents. Tel: 01952 812519  
Email: [sales@tempertons.co.uk](mailto:sales@tempertons.co.uk)

**DIRECTIONS:** At the central roundabout in Gnosall just past the petrol station, take the first exit onto Brookhouse Road, take the second left turn into Cartwright Drive and then right into Shelmore Way, follow this road round to the head of the cul-de-sac and the property can be found on the left hand side.

### Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

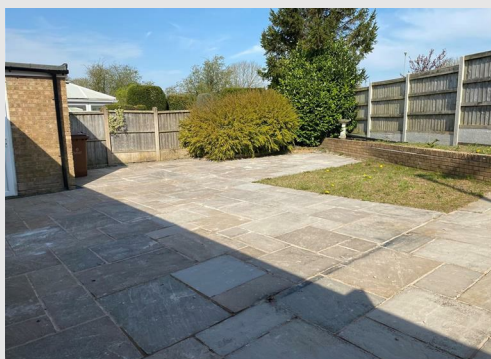
3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

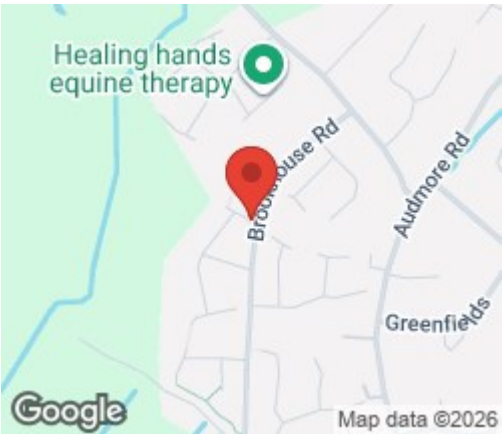
4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Smart Search or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

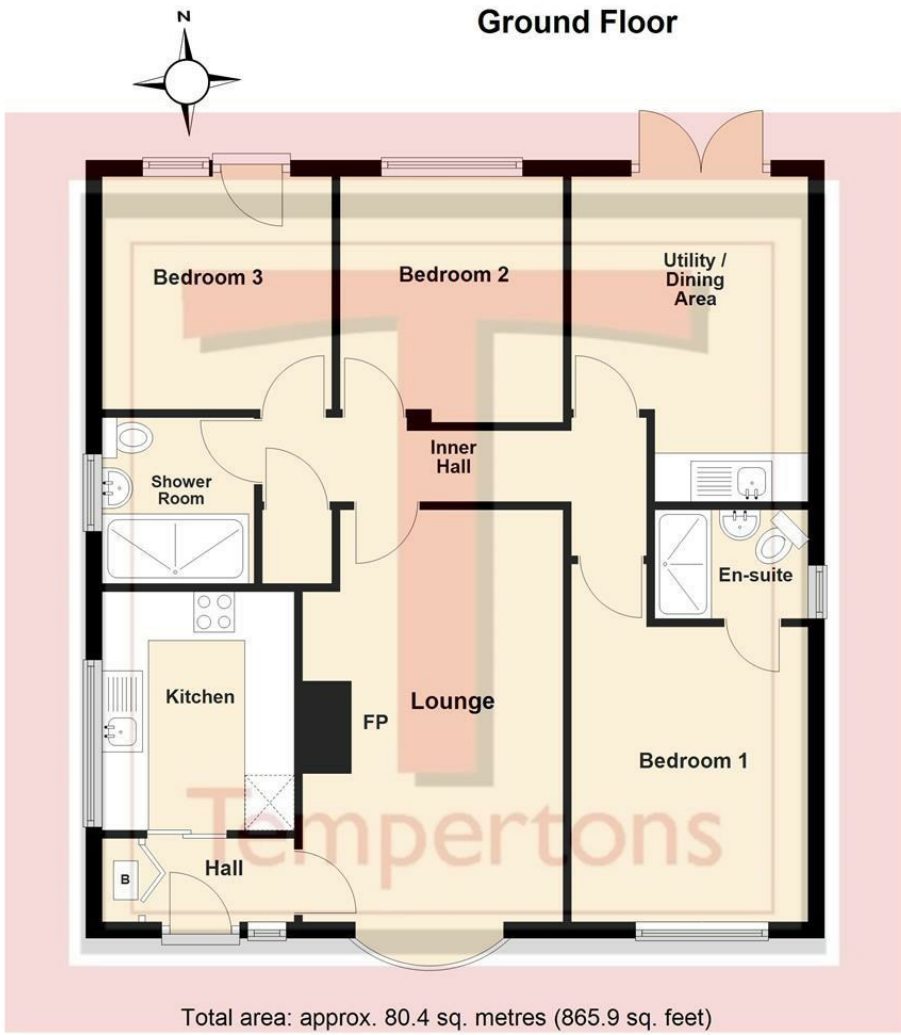
**HOMEBUYERS SURVEYS AND VALUATIONS** undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

**PROPERTY LETTING** – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	67	73
England & Wales		
	EU Directive 2002/91/EC	



This plan has been prepared for the exclusive use of Tempertons 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 and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property. Plan produced using PlanUp.

**49 Shelmore Way, Gnosall, Stafford**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.