

Gailey House Croft Lane, Gailey, Stafford, ST19 5PY

BERRIMAN EATON

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A charming property set within a generous plot, offering well-proportioned accommodation in a plot of almost 0.5 acres in total, now requiring modernisation to realise full potential and benefitting from excellent transport links nearby.

LOCATION

Gailey House is situated in a convenient situation with particularly good motor communications facilitated by the nearby A5 and A41 corridors together with the M6, M6 Toll and M54 motorways. Local shopping amenities are available within Wheaton Aston, Codsall and Brewood and there is easy access to Wolverhampton City Centre, Penkridge and Stafford.

The new West Midlands Interchange is currently under construction bringing many jobs and green spaces to the area and there will be a community park that surround the property.

DESCRIPTION

Gailey House is a charming residence offering spacious accommodation arranged over two floors. The property features three reception rooms, along with three bedrooms and a family bathroom.
Set within a generously plot of just under 0.5 acres, the house enjoys a good degree of privacy with both front and rear gardens. Externally there off-street parking, a garage, multiple outbuildings, workshops, and a log store

The property requires modernisation to realise full potential and there is scope for extensions, subject to the necessary planning permissions (STPP).

ACCOMMODATION

The front door opens into the HALL with a further door to the LOUNGE with a double glazed window to the front, feature fireplace with open fire, built in storage cupboards and a door opening into the KITCHEN with an AGA, base units, a double glazed side window and a door to the rear. From the kitchen a further door opens into the LAUNDRY. There are two built in storage cupboards and a window and door to the rear. The SITTING ROOM has a window to the front elevation and double doors that open into the CONSERVTORY with double glazed windows and a door to the rear.

Stairs rise to the first floor LANDING with a large built in airing cupboard and rear window. There are THREE DOUBLE BEDROOMS with double glazed windows. The BATHROOM has a coloured suite and a double glazed window.

OUTSIDE

The property sits in a good size plot behind a low brick wall, shaped lawn and a range of shrubs. There is OFF STREET PARKING to both sides of the property and a GARAGE providing ample storage space. There is a mature REAR GARDEN which his laid to lawn with hedged borders, shrubbery and stocked beds

DIRECTIONS

Using the what3words app: ///lessening.campfires.adjuster

We are informed by the Vendors that mains electricity and water are connected, drainage is via a septic tank and heating is via solid fuel Aga.
COUNCIL TAX BAND E – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard is available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low risk.

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EPC: G

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.






GAILEY HOUSE

CROFT LANE, GAILEY

HOUSE:	152sq.m.	1636sq.ft.
GARAGE:	19.3sq.m.	208sq.ft.
TOTAL:	**171.3sq.m.**	**1844sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor







