

Little Acre

Longnor, Nr Penkridge

BAGSHAWS EST 1871
Land • Property • Livestock

Little Acre

Longnor

Nr Wheaton Aston

ST19 5QN

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A three-bedroom semi-detached property sat in a generous plot of approximately 0.56 acres (0.22 ha), situated in a private, rural yet accessible position, with views across the adjoining countryside. With potential for further modernisation.
The property is subject to an Agricultural Occupancy Condition, and prospective purchasers should satisfy themselves as to any requirements.

Location: The property sits near the village of Wheaton Aston, enjoying a pleasant yet accessible rural setting within the Staffordshire countryside. The nearby market town of Penkridge, approximately 6 miles away, provides a range of everyday amenities, with convenient access to the A5, M6 and wider road networks.
What3Words: ///tablet.stealthier.astounded

Guide Price

£300,000

Ashbourne Office - 01335 342201

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Ground Floor

The ground floor has a spacious, carpeted entrance hall, entered via a UPVC entrance door from the front, with doors leading to the kitchen and lounge and stairs rising to the first floor. The generously proportioned lounge features dual-aspect windows and an open fire set within a brick surround. The Kitchen/Diner is fitted with wall and base units, lino flooring, the boiler and two radiators, with windows to the front, rear and side elevations providing good natural light. Leading off the kitchen is a useful rear hall, with a UPVC door opening to the rear garden, alongside understairs storage and a separate WC.







First Floor



The first floor benefits from a spacious landing, with an airing cupboard and a window overlooking the rear garden. Bedroom one is a large double with carpeted flooring and dual-aspect windows. Bedroom two is a smaller double bedroom, also carpeted, with a window to the rear. Similarly, bedroom three is a single bedroom with windows overlooking the rear garden. Finally, the bathroom comprises a bath with a shower over, hand basin and WC, with lino flooring and a frosted window to the front.





Ground Floor

First Floor



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Assessments First

Externally

To the front of the property is a concrete driveway which offers ample off-road parking with a lawned garden to the side. The driveway leads to a useful, detached single brick under tile garage, with a concrete floor, electrical sockets, an up-and-over door to the front and a separate pedestrian access door to the side. To the rear of the garage is the oil tank, coal store and a wooden garden shed. The rear and side garden comprise a large grass area, which is divided by internal fences, is adjoined by the brook to the south, and benefits from a range of mature trees.







General Information

Directions:
From the centre of Penkridge, pick up the A449 going south towards Gailey Island. At Gailey island take the third exit on to the A5 Watling Street for 1.3 miles before turning right onto Congreve Lane. Continue on Congreve Lane for 0.2 miles and turn left onto Lapley Lane onto the Roman Road for 2.5 miles. Shortly after the grass triangle signposted for Wheaton Aston, turn right after Sunny Bank Park and proceed for 1 mile. The property is located just after the bridge on the left hand side.

Services:
The property benefits from mains electricity, water, oil and a shared septic tank with the adjoining property West View. The septic tank is located in the garden of Little Acre.
Prospective purchasers must satisfy themselves as to the availability and suitability of any services.

Method of Sale:
The property is offered for sale by private treaty.

Tenure and Possession:
The property is sold freehold with vacant possession upon completion.

Viewing:
Strictly by appointment through the Ashbourne Office of Bagshaws as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Fixtures and Fittings:
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Rights of Way, Wayleaves and Easements:
The property is sold subject to rights of way benefiting the adjoining property (West View) for connection and access to the septic tank. It is understood that water pipes which run along the side of the brook service adjoining properties and land.

Sporting, Mineral and Timber Rights:
The sporting, mineral and timber rights are not included with this property.

Agricultural Occupancy Condition:
The property is sold subject to an agricultural occupancy condition stipulating that the occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in Agriculture as defined in the Town and Country Planning Act 1971; or in forestry; or a dependent of such person residing with her/him (but including a widow or widower of such a person)
Prospective purchasers must satisfy themselves to establish eligibility.

Local Authority:
South Staffordshire Council - Council Offices, Wolverhampton Road, Codsall, WV8 1PX - 01902 696000

Broadband Connectivity:
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult https://www.ofcom.org.uk to obtain an estimated broadband speed for the area.

EPC: E

Council Tax Band: D

Parking:
Parking is available on the Driveway.

Mobile Network Coverage:
Owing to the property's location, mobile network coverage may be limited. Prospective purchasers are advised to consult the website of Ofcom (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this area.

Anti-Money Laundering Checks
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

Agents Notes
Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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