

Watling Street | Stafford | ST19 9LN

£1,000,000

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Summary

** FREEHOLD SALE - INVESTMENT/DEVELOPMENT OPPORTUNITY ** PREVIOUSLY A PUB/RESTAURANT ** THE BELL INN ** NOW A 5 BED RESIDENTIAL PROPERTY ** RURAL SETTING ** SET IN JUST OVER 2 ACRES ** BACKING ONTO FIELDS ** WATLING STREET LOCATION ** WITHIN 5 MINUTES OF MIDLAND INTERCHANGE ** GROUND FLOOR 3 RECEPTION ROOMS ** LARGE GROUND FLOOR STUDIO BEDROOM ** LARGE KITCHEN/FOOD PREP AREA ** BATHROOM & WC's ** CELLAR ** STORAGE ROOM ** FIRST FLOOR 5 BEDROOMS ** 2 BATHROOMS ** LARGE CAR PARK WITH OUTSIDE CATERING UNIT** CALL CANNOCK OFFICE FOR ACCESS 01543 468846 **

Webbs Commercial are delighted to offer for sale this well known FREEHOLD property, 'A' Road investment development property (STPP). The property has previously operated as a Bar/Restaurant, The Bell Inn, and is currently utilised as a residential property. Available either for occupation or potentially for a site redevelopment (STPP) . FULL SITE COVERS 2.1 ACRES. The ground floor has 2 reception areas, large Studio bedroom, storage room, kitchen and bathroom facilities. The first floor boasts 5 bedrooms and 2 bathrooms. There is large parking areas to both side of the building (with Catering Unit) and grass areas beyond, an ornamental pond and stables.
Early viewing is highly recommended to fully appreciate all it has to offer and is available STRICTLY VIA THE MARKETING AGENTS ONLY.

Key Features

- COMMERCIAL/DEVELOPMENT OPPORTUNITY (STPP)
- SET ON 2.1 ACRE PLOT
- 5 BEDROOM HOUSE (1 IS A STUDIO ROOM)
- KITCHEN, CELLAR
- GROUNDS
- FORMERLY A PUBLIC HOUSE/RESTAURANT
- WATLING STREET A ROAD LOCATION
- 3 RECEPTION ROOMS
- CAR PARK / HARDSTANDING
- EARLY VIEWING ESSENTIAL

Rooms and Dimensions

Agents Notes

ENTRANCE PORCH

INNER HALLWAY

RECEPTION ROOM 1
15'11" x 14'10" (4.87 x 4.53)

RECPTION ROOM 2
14'9" x 25'3" (4.51 x 7.71)

STUDIO / BEDROOM
25'5" x 13'2" (7.76 x 4.02)

STORAGE ROOM

KITCHEN AREA
15'4" x 10'6" (4.68 x 3.21)

PREP AREA
11'7" x 10'6" (3.54 x 3.21)

FIRST FLOOR LANDING

BEDROOM ONE
14'6" x 16'6" (4.44 x 5.05)

KITCHEN TWO
10'0" x 10'1" (3.05 x 3.08)

BEDROOM TWO
10'5" x 12'10" (3.19 x 3.92)

BEDROOM THREE
10'4" x 11'3" (3.15 x 3.45)

BEDROOM FOUR
12'0" x 15'10" (3.66 x 4.85)

BEDROOM FIVE/DRESSING ROOM
12'6" x 6'5" (3.82 x 1.98)

BATHROOM ONE
7'5" x 6'7" (2.27 x 2.03)

BATHROOM TWO
12'5" x 5'9" (3.81 x 1.76)

OUTSIDE

Identification Checks





















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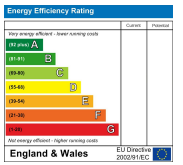
Approximate total area(1)

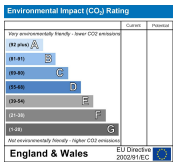
247.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

153 Avon Road, Cannock, WS11 1LF
Tel: 01543 468846 | Email: sales@webbsestateagents.co.uk | www.webbestateagents.co.uk

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