

# Cannock Road

Brocton, Stafford, ST17 0ST

John   
German





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Offers Over £375,000

This extended and beautifully presented semi-detached family home is offered to the market with no onward chain in the desirable village of Brocton.



This semi-detached family home is situated off Cannock Road in Brocton being one of the most desirable villages in Staffordshire. The village is located within close proximity to Cannock Chase, an area of outstanding natural beauty being a haven for local wildlife and a wonderful place to walk, cycle and explore. Within the village there is a local post office and shop and popular Brocton Golf Club. The nearby county town of Stafford has a selection of high street shops, restaurants, bars, pubs and much more. For commuters Stafford has a railway station offering regular services to London Euston taking approximately 1 hour 20 minutes and junction 13 of the M6 provides direct access into the national motorway network. For local schooling, this property falls into the catchment area for Oakridge Primary School which was awarded outstanding in its latest Ofsted report and for secondary education is the highly regarded Walton High School.

Internally the property comprises of blue wooden entrance door opening into the welcoming hallway with laminate wooden effect flooring, two radiators, carpeting stairs rising to first floor landing and doors off into the living room, guest cloakroom and open plan kitchen dining living area. Underneath the stairs is a guest cloakroom with vinyl effect flooring, low level WC, wash hand basin and single glazed window to the side aspect.

The light and spacious living room has a large uPVC double glazed box bay window to the front aspect, laminate wooden effect flooring, radiator and an open fire with wooden surround. The heart of the home is the impressive extended open plan kitchen/living/dining area with two uPVC double glazed French doors opening out onto the rear garden, space for both living and dining areas along with a beautiful fitted kitchen with an extensive range of matching wall and base units with roll edge worktops, inset ceramic sink with drainer, integrated hot point oven and grill, five burner gas hob with extractor above, cupboard with space and plumbing for washing machine and tumble dryer, space for an American style fridge freezer and a breakfast bar area, laminate wooden effect flooring, spot lights to the ceiling and door leading into the garage.

Upstairs from the landing there is carpeting flooring, a uPVC double glazed window to the side aspect and doors off into the three bedrooms and family bathroom. Bedrooms one and two are both generous double rooms, both having uPVC double glazed windows, carpeted flooring, radiators and built in wardrobes. Bedroom three is a smaller single bedroom ideal as a home office or study and has a uPVC double glazed window to the front aspect, carpeted flooring, radiator and ceiling light point.

The family bathroom has a uPVC double glazed obscured window to the rear aspect, panelled bath with mixer tap and shower attachment over, low level WC, wash hand basin, chrome style heated towel rail and corner shower cubicle with mains shower.

Outside to the front of the property there is a gate opening into the large block paved driveway with stoned area and access into the garage with rolling door. To the rear of the property is a fully enclosed garden with large patio seating area, garden shed, lawned garden and brick-built child's playhouse.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

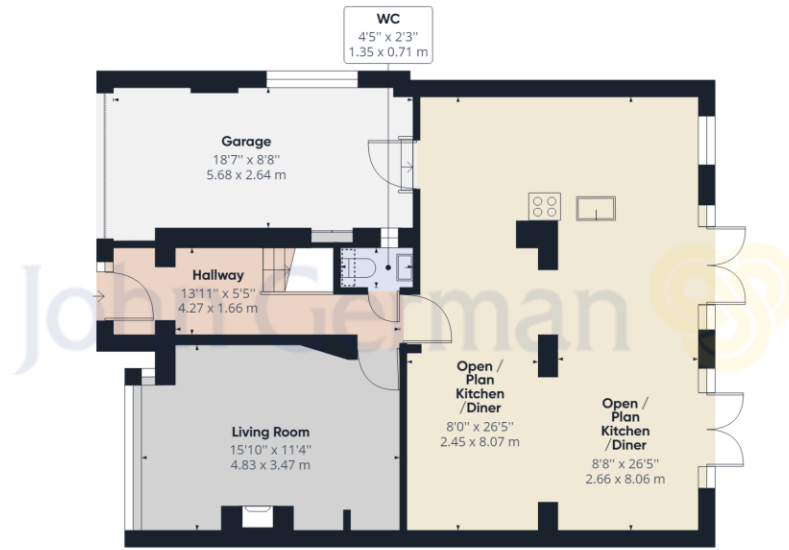
**Useful Websites:** [www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/22082022

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band C







Ground Floor Building 1

**Approximate total area<sup>(1)</sup>**

1287.53 ft<sup>2</sup>  
119.62 m<sup>2</sup>

**Reduced headroom**

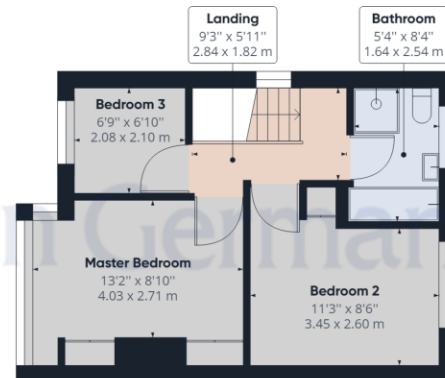
1.94 ft<sup>2</sup>  
0.18 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 1 Building 1



## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		



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