

# Old Acre Lane

Brocton, Stafford, ST17 0TW

John   
German









# Old Acre Lane

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£775,000

A rare opportunity to purchase an impressive detached family home. Situated in a premium position within one of the most sought-after areas of Brocton.



This superb family home is situated on one of the most desirable roads within Brocton. Brocton is undoubtedly one of the most sought-after villages in Staffordshire. Nestled against beautiful Cannock Chase, designated as An Area Of Outstanding Natural Beauty, a haven for wildlife and a wonderful place to walk, cycle and excellent for horseriding. Within the village itself there is a local post office and the highly respected Brocton Golf Club. This particular property is situated within the main village itself and has the considerable benefit of enjoying wonderful views from the rear garden, however still only a few minutes walk to the post office and golf club.

The county town of Stafford has a selection of high street shops, restaurants, bars and much more. There is an excellent railway station with regular services operating to London Euston, some of which take only approximately one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 Toll. The local schools in the area are also popular, falling in the catchment area for Berkswich C of E Primary School that was awarded 'outstanding' in its latest Ofsted report. For secondary education the catchment is the highly regarded Walton High School.

Accommodation - A covered entrance porch has tiled flooring where a step inside reveals the welcoming hallway where stairs rise to the first floor galleried landing and doors lead off to the principal rooms plus the guest's cloakroom fitted with a two-piece suite. The warm and welcoming living room has a solid white marble fireplace with a gas coal effect fire. Double doors open into the Amdega conservatory that runs across the rear offering space for both soft seating and dining room furniture. It has a tiled floor, opening skylights, electric panel heating and doors out to the rear garden. A separate, good sized dining room has a cast iron fireplace with open fire set in a wooden fire surround.

The spacious dining kitchen has an extensive range of base, drawer and wall units including glass fronted display cabinets, tiled splashbacks and work surfaces incorporating a sink and drainer unit. Integrated appliances include a Neff oven and microwave, four ring gas hob with extractor fan over and a Hotpoint dishwasher. The dining area has doors out to the rear garden plus doors into the conservatory.

Off the kitchen is a side hallway which gives internal access into the garage and doors to a utility room with fitted units, sink and plumbing for a washer/dryer. Off the side hall there is also access to a store room and the rear garden.

The first floor galleried landing has an airing cupboard and doors to the four generous sized bedrooms served by the spacious family bathroom fitted with a five piece suite including 'his and hers' wash basins, Jacuzzi style bath, bidet, low level WC and a separate shower cubicle.

The master bedroom has oak fitted wardrobes and the benefit of its own en suite shower room with tiled walls and a heated towel rail.

The property is set back off the road behind wooden gates that open to a large driveway providing plenty of parking leading to the garage that has an electric roller shutter door and houses the wall mounted Vaillant boiler.

The beautiful rear garden is certainly a highlight having a wide paved patio area extending around a heated swimming pool, perfect for families and entertaining. A neat lawn lies beyond with mature planted borders, a summerhouse and greenhouse. A pool room has a separate shower and a separate WC and sink.

**Note:** Planning permission is pending to demolish 28 Old Acre Lane and rebuild a new property - reference 22/35473/FUL.

**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.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/18082022

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



















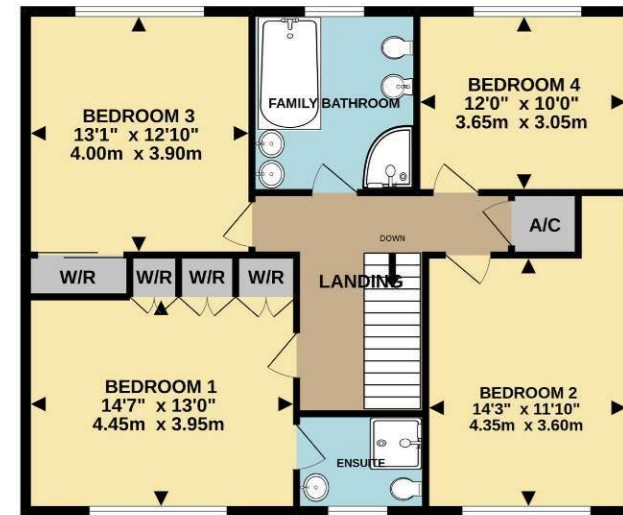




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## 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		78   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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