

# Brook Lane

Brocton, Stafford, ST17 0TZ

John   
German





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£800,000

An excellent family sized detached house occupying an impressive plot of approx. 0.6 acres in this simply stunning location that lies adjacent and has direct access to Cannock Chase. The accommodation is comfortable and provides scope for modernisation and extension, subject to relevant permissions.



This detached family sized home is situated directly adjacent to Cannock Chase, an area designated as A Place Of Outstanding Natural Beauty that is a haven for wildlife and a wonderful place to walk, cycle, trek. The property is also within an easy walking distance of the village centre and highly respected Brocton Golf Club. The town centre of Stafford has a mainline intercity railway station where regular services operate to London Euston, some of which take only approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

**Accommodation** - An entrance porch has access to the reception hall that has a parquet floor and stairs rising to the first floor landing with a useful under stairs storage cupboard.

A guest cloakroom has a white suite comprising pedestal wash hand basin, WC and tiling.

The kitchen has a range of light oak units with contrasting work surfaces and a one and a half bowl sink and drainer. A spacious pantry leads off together with a side entrance that also houses the gas boiler.

A separate dining room has parquet floor and double French style doors with full height side windows opening to the covered terrace and extensive gardens.

The lounge is dual aspect and again has parquet flooring plus an open fireplace with tiled surround and hearth.

There is an exceptionally spacious games room/home office which is approached via an external door from the sun terrace.

On the first floor there are four bedrooms all of which have useful storage areas. The principal bedroom has its own en suite with a shower and wash basin.

The three remaining bedrooms all have wash basins and are served by the family bathroom having a white suite comprising bath with shower above, pedestal wash basin, low flush WC, bidet and tiling.

Outside the property stands beyond a gated entrance and a spacious gravelled drive capable of parking numerous vehicles. There are two garages, one of which is detached, in addition to a useful brick store.

A good sized area lies to the side of the property approached via two wrought iron gates.

To the rear is a covered terrace with further terrace beyond and steps down to an extensive lawned garden that also has a sizeable copse area. The whole plot extends to approximately 0.6 of an acre.

#### **Notes**

There are Tree Preservation Orders on the trees in the rear garden.

There are various historical covenants, a copy of the Land Registry document is available for inspection from our offices.

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

**Services:** There is no mains drainage. Drainage is to a septic tank. Mains water, 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/220922

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















Ground Floor Building 1

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

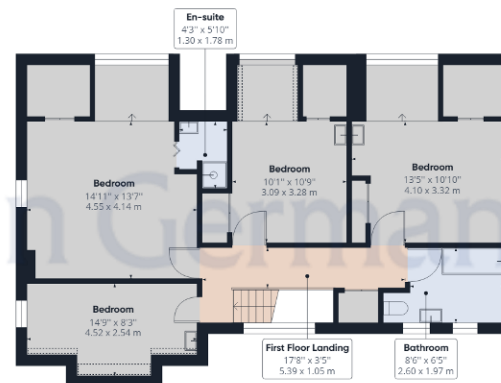
2544.57 ft<sup>2</sup>

236.40 m<sup>2</sup>

Reduced headroom


14.25 ft<sup>2</sup>

1.32 m<sup>2</sup>



Floor 1 Building 1

(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.

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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.

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