

# Brocton Crescent

Brocton, Stafford, ST17 0SY



Truly delightful traditional detached bungalow which benefits from a particularly attractive rear extension in addition to a loft conversion. Situated on a very pleasant cul de sac within the extremely sought-after village of Brocton.

£425,000

John German



A porch opens to a reception hall which has a part exposed wooden floor, stairs rising to the first floor landing and a useful under stairs cupboard beneath.

There is a delightful lounge with double French style doors and full height adjacent windows opening to the garden.

The superb and spacious dining kitchen has a range of high and low level units with granite effect contrasting work surfaces, a sink and drainer, range style oven with stainless steel splash plate, extractor canopy above and an American style fridge freezer. There is a tiled floor, double French style doors to the garden and an additional side door.

The luxurious bathroom has a free-standing roll top bath with traditional chrome mixer tap shower, ceramic wash basin with integrated cupboard beneath, separate shower, WC, exposed wooden floor and Velux roof light.

A bay fronted bedroom has an open fireplace with featuring wall covering. Completing the ground floor is a further double bedroom with a front facing bay window.

The first floor landing has two Velux roof lights and leads to two bedrooms. The rear bedroom has a Velux roof light and French style doors opening to a Juliet balcony and enjoys views of the garden.

The front bedroom has a Velux roof light and an en suite comprising WC and wash basin with integrated cupboard beneath. However, there is provision via hot and cold water pipes for a bath.

Outside - To the front of the property is a drive and shaped lawn. Gated side access leads to a mainly lawned rear garden which has the benefit of a double insulated home office/garden room (approximately 20' x 10') having electricity.

Brocton is undoubtedly one of the most sought-after villages in Staffordshire within easy access of Cannock Chase, an outstanding place of natural beauty and a wonderful place to walk, trek, cycle and jog. The county town centre of Stafford has an intercity railway station and there are regular services operating to London Euston, some of which only take 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

**Agents note:**

The property is situated off a private drive and we understand there are cross rights of way giving access to the various properties.

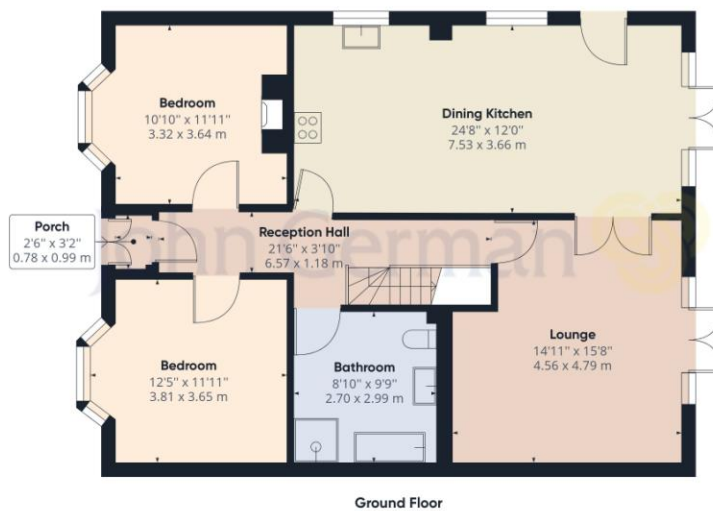
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**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.

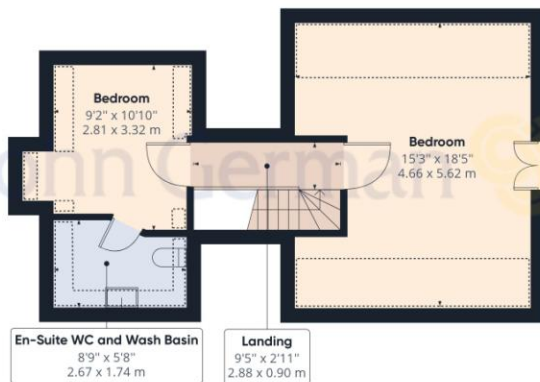
**Useful Websites:** [www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)  
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/09032023

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



Ground Floor



Floor 1

John German

**Approximate total area<sup>(1)</sup>**  
 1454.80 ft<sup>2</sup>  
 135.16 m<sup>2</sup>

**Reduced headroom**  
 142.05 ft<sup>2</sup>  
 13.20 m<sup>2</sup>

(1) Excluding balconies and terraces

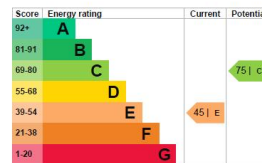
Reduced headroom (below 1.5m/4.92ft)

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







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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.

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