

Cannock Road

Brocton, Stafford, ST17 0ST

John
German





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£385,000

Farm and country views, spacious and characterful accommodation, generous parking and landscaped gardens - this Brocton village home has it all!



Approached from a private drive leading off Cannock Road and standing behind a deep lawned foregarden and multiple parking driveway, here is a spacious and extended semi detached house with fabulous views and an equally fabulous interior that is very well presented that offers a blend of traditional and modern design with uPVC double glazing and gas central heating throughout.

The village is located on the doorstep of Cannock Chase, An Area of Outstanding Natural Beauty, a wonderful place to explore, walk or cycle. Within the village there is a local post office, Brocton Golf Club and a pub. The county town of Stafford and its full range of services including a rail station is within approximately 3 miles.

A storm canopy porch and feature glazed front door lead you into the entrance hall with its feature tiled floor and oak/stainless balustraded staircase to the first floor having an under stairs storage cupboard.

A modern and fully tiled guest's cloakroom leads off the hall as does a fully fitted utility room with a range of base and wall units, worktops and splash back tiling, appliance spaces for a washing machine and tumble dryer and a wall mounted gas central heating boiler.

Reception wise, the property offers a spacious and stylish lounge with bay window to the front and glazed internal double doors leading to the kitchen. There is a modern stone fireplace, electric fire, coved ceiling and and wall lights.

The heart of this home for many will be the spacious open plan dining kitchen which has lovely views of both the rear garden and neighbouring farmland. The fully fitted kitchen section has a white range of base, wall and drawer units, built in breakfast bar and matching worktops, splash back tiling and tiled floor alongside an enamel sink unit and plumbing for a dishwasher. The dining area seamlessly flows from the kitchen and has double doors that lead you out to the patio and garden.

On the first floor a centre landing with feature stain glass and leaded side window gives access to the three double bedrooms and family shower room together with ladder access to the loft which is boarded, insulated, lined and carpeted. It has two skylights, light and power and various eaves storage cupboards.

The master bedroom is a good sized rear facing room with a walk-in fitted wardrobe and a splendid en suite bathroom which is fully tiled and has a bath with mixer tap shower, low level WC and wash hand basin.

Bedroom two is a front facing double room and has views beyond Cannock Road stretching towards The Wrekin in Shropshire. Bedroom three is a side facing double room and has farm and country views.

All bedrooms enjoy ease of access to the family shower room with its contemporary white and chrome suite and tiling to include a walk-in shower, low level WC and wash hand basin/vanity unit.

Outside - A garage has a roller shutter electric door, light and power, rear pedestrian door and boarded loft space. The extensive front garden has a five bar gate entrance, ample driveway parking, substantial lawn and hedged boundaries.

The rear garden is also of good traditional size and has further privately fenced boundaries, lawned areas, stone paved patio and pathways, greenhouse and potting shed, stocked shrubbery and perennial borders. There is also a log built garden room measuring 3.2m x 2.7m with additional verandah space, electric light and power. With further work this could possibly make a home office.

Note: There is a public footpath that runs along the right hand side boundary concealed by the hedge and fence.

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.

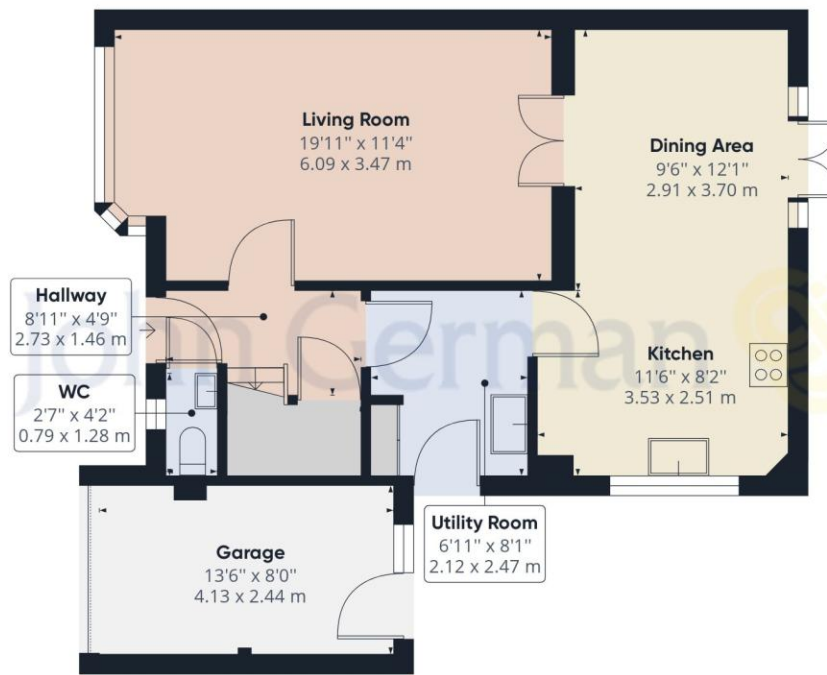
Useful Websites: www.gov.uk/government/organisations/environment-agency www.staffordbc.gov.uk

Our Ref: JGA/05042023

Local Authority/Tax Band: Stafford Borough Council / Tax Band D





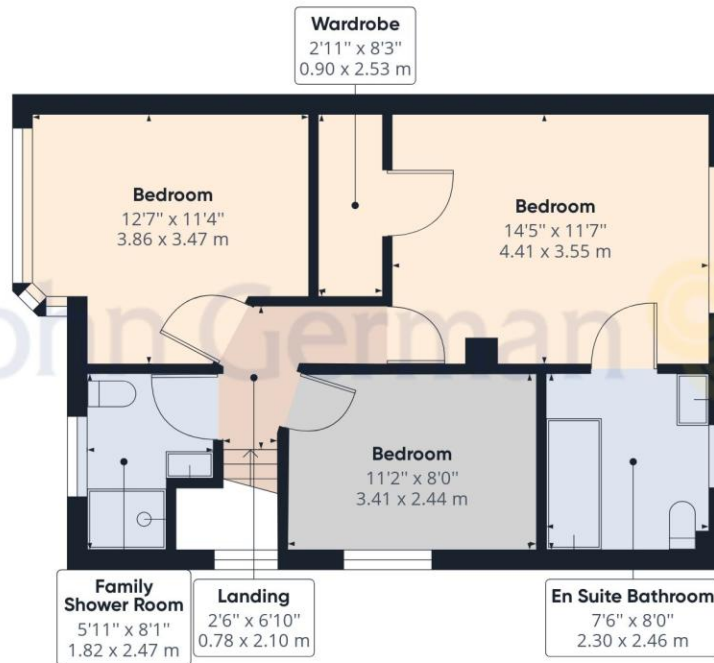


Ground Floor

Approximate total area⁽¹⁾

1243.21 ft²

115.50 m²



Floor 1

(1) Excluding balconies and terraces

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.

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		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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