

Chase Crescent

Brocton, Stafford, ST17 0TD



An exceptionally spacious traditional semi detached house which has ground and floor first floor extensions that provide excellent family living space, offering scope for further refurbishment and all located in this sought after village.

£350,000

John German 

Brocton is one of the most sought after villages in Staffordshire, nestled against Cannock Chase - an area designated as a place of outstanding natural beauty being a haven for wildlife and a wonderful place to walk and cycle. The county town of Stafford is approx. 4.5 miles away and has an intercity railway station offering regular services to London Euston, some of which take one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 Toll.

Accommodation - An enclosed porch leads to the reception hall where stairs rise to the first floor landing. The extended and exceptionally spacious lounge has patio doors to the garden and a fire surround with marble hearth and inset. Also off the hall is a separate dining/sitting room.

The dining kitchen has a range of high and low level units with work surfaces, a sink and drainer plus a hob and oven. In addition there is a useful under stairs cupboard and a cloakroom leads off with WC and wash basin.

On the first floor there are five bedrooms, three of which are double and one of the bedrooms has a shower.

Completing the first floor is the family bathroom with a suite comprising over bath shower with glass doors, wash basin and WC set into an integrated unit.

The property also has a boarded loft with retractable ladder to roof space.

The property is situated in this very pleasant cul de sac and has an attractive front garden with double width drive to the side giving access to the garage. A gated access leads to the rear paved terrace having a lawn beyond with mature trees and bushes.

Notes: The property is not registered title with Land Registry. There are covenants stating the house can only be used as a private residence and all fences must be maintained.

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

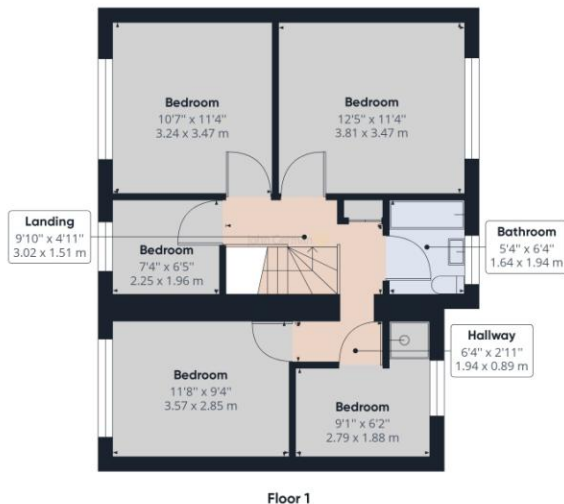
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.staffordbc.gov.uk

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/26042023

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



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Approximate total area⁽¹⁾
1432.95 ft²
133.13 m²

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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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