

# Sawpit Lane

Brocton, Stafford, ST17 0TE

John German









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£400,000

**An impressive and largely extended semi-detached family home is situated within the sought after village of Brocton.**





This largely extended and very well presented family home is situated Brocton, one of the most highly sought after villages in Staffordshire being 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 only one hour and twenty minutes. Nearby road links include the A34 and Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll. For local schooling this family home falls into the catchment area for Oakridge Primary School which was awarded outstanding in its latest Ofsted report and for secondary education it's the highly regarded Walton High School.

Internally the property comprises of uPVC entrance door opening into the porch which in turn has a wooden door opening into the welcoming hallway with laminate wooden effect flooring, carpeted stairs rising to the first floor landing with useful understairs guest's WC.

The warm and welcoming living room has a uPVC Double glazed bay window to the front aspect, carpeted flooring, chimney breast with open fire and a ceiling light point.

The heart of the home is the impressive open plan kitchen/dining/living space that has been skilfully extended and modernised by the current owners creating a fantastic space for family living or even entertaining family and friends. The room is flooded by light courtesy of both roof lantern and bi-folding doors, laminate wooden effect flooring runs underfoot and spotlights across the ceiling. The kitchen is equipped with a modern range of high gloss units complemented by stylish worktops with a matching island unit incorporating a dining/breakfast bar. There are a range of integrated appliances, space for a both dining furniture and soft seating.

The utility room has a range of matching wall and base units, an inset sink with drainer, space for a washing machine and tumble dryer, wall mounted boiler, an internal door to the garage plus a window and door to the rear garden.

Upstairs there are five well-proportioned bedrooms, two of which benefit from fitted wardrobes and the master has the benefit of its own en-suite shower room with contemporary tiling. Completing the first floor is the fully tiled family bathroom comprising of bath with shower attachment over, low level WC and wash hand basin.

The property also has the benefit of a large loft offering the potential for conversion, subject to the relevant planning permission.

Outside to the front of the property is a lawned garden and an extensive part-paved part-stoned driveway providing parking for several vehicles leading to the garage with electric roller shutter door, internal power and lighting.

To the rear of the property is a large enclosed garden laid mainly to lawn with a variety of plants, trees and shrubs and a large patio seating area perfect for summer entertaining. An outdoor workshop is currently being utilised as a home gym.

**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/15052023

Local Authority: Telford & Wrekin Council / Stafford Borough Council / Telford & Wrekin Council

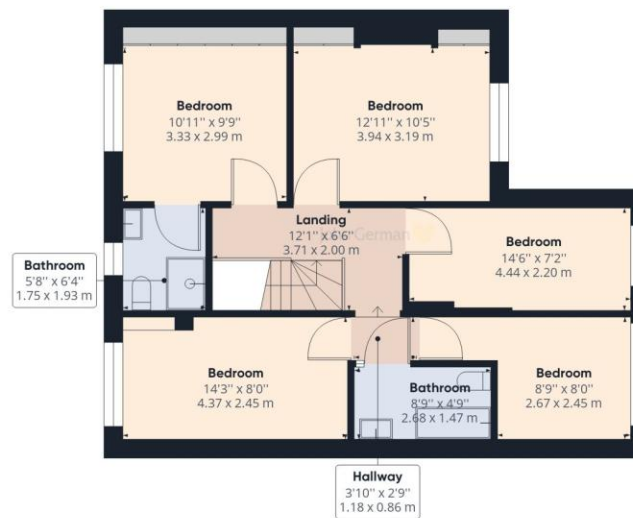








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1792.34 ft<sup>2</sup>

166.51 m<sup>2</sup>

(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		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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