

# Cannock Road

Brocton, Stafford, ST17 0SU

John  
German






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£525,000



This outstanding bungalow has been upgraded and extended by the current owner, is beautifully presented and particularly spacious that would appeal to a variety of buyers.

Brocton is undoubtedly one of the most popular villages in this area of Staffordshire. It is within easy access of Cannock Chase, an area designated as a place of outstanding natural beauty being a haven for wildlife and wonderful place for a walk or cycle. The county town of Stafford has an intercity railway station offering regular services to London Euston some of which take only approx. one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Accommodation - Step inside the reception hall that has a useful linen cupboard and stairs to the first floor.

A truly delightful and particularly well proportioned lounge and dining area has a focal brick inglenook fireplace that houses a cast coal effect burner, and three pairs of French style doors to the sun terrace.

A separate sitting room has a front facing bay window and a brick fireplace with a quarry tiled hearth and cast coal effect burner with two attractive porthole windows either side.

The dining kitchen has a splendid range of high and low level units with additional dresser style unit, contrasting granite effect work surfaces incorporating a ceramic one and a half bowl sink and drainer, tiled splash backs, range style oven and integrated dishwasher. There is a tiled floor and dual aspect windows. A side entrance has space and provision for domestic appliances.

There are three ground floor bedrooms and a luxurious bathroom having a white suite comprising spa bath with chrome mixer tap, shower and screen, a pedestal wash basin, low flush WC, full height tiling with contrasting tile border, a sparkling black tiled floor and towel radiator.

The loft conversion has a landing area leading to the master bedroom which has a rear facing window and built in wardrobe. Completing the accommodation is the first floor bathroom with a corner bath, separate shower, low flush WC, pedestal wash basin, towel radiator and a velux roof light. Please note some of the ceilings are sloping on this floor with restricted roof height.

Outside - This exceptionally impressive bungalow stands well back from the road beyond an immaculately maintained hedge, lawn and an extensive drive that extends through two gates to a further driveway, ideal for a caravan etc in addition to a detached garage.

To the rear is a pleasant block paved sun terrace that is directly accessed from the lounge and dining areas, leading to a block paved area with lawn beyond having surrounding borders.

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

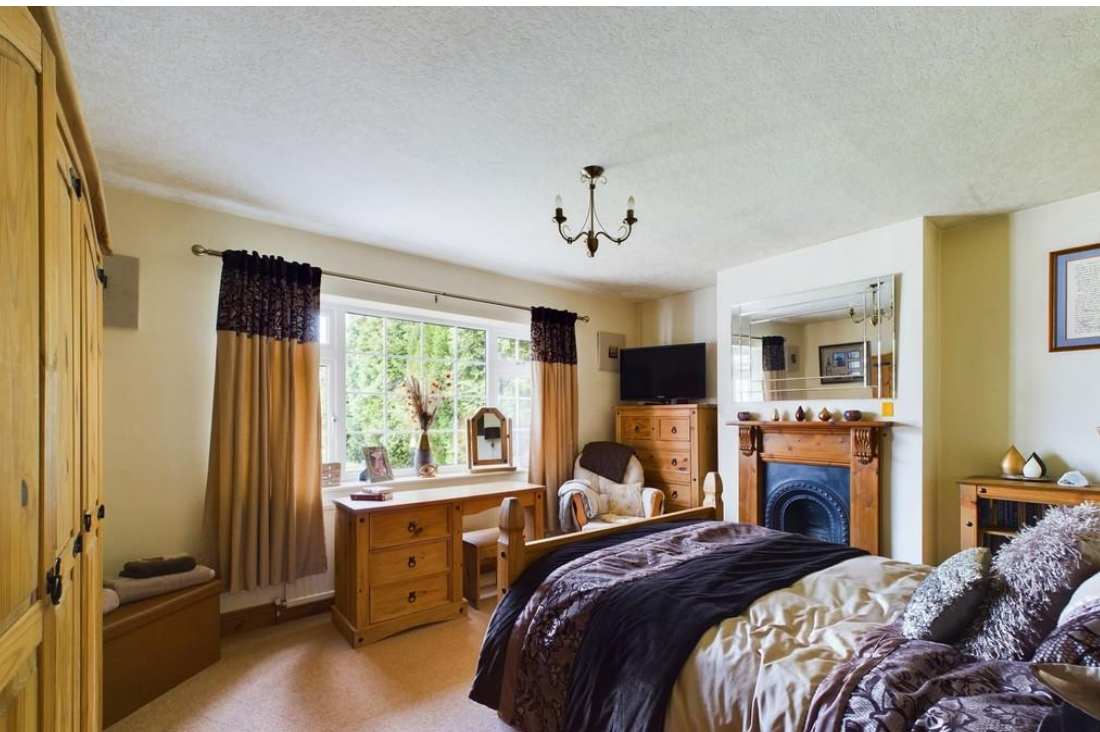
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

**Our Ref:** JGA/15052023

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







Ground Floor

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

1803.90 ft<sup>2</sup>

167.59 m<sup>2</sup>

**Reduced headroom**

216.40 ft<sup>2</sup>

20.10 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.



## 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	57 D	
39-54	E		
21-38	F		
1-20	G		

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Burton upon Trent | Derby | East Leake | Lichfield  
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