

# Old Acre Lane

Stafford, ST17 0TW

John   
German



# Old Acre Lane

Stafford, , ST17 0TW

£295,000

**A rare opportunity to acquire a competitively priced traditional semi detached house that directly adjoins Cannock Chase, situated in this highly sought after village.**

Brocton is undoubtedly one of the most sought after villages in Staffordshire. This property directly adjoins Cannock Chase, designated as an area of outstanding natural beauty that is a haven for wildlife and a wonderful place to walk, jog or cycle. The county town of Stafford to the north has a mainline intercity railway station having regular services operating to London Euston, some of which take approximately one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Step inside the reception hall where stairs rise to the first floor and a door open to the delightful lounge that is dual aspect and has a stone fireplace with open fire. The kitchen has an attractive range of units with granite effect work surfaces and a stainless steel sink and drainer. It also has a pantry, under stairs cupboard, quarry tiled floor and a door to the front facing dining room that has a tiled corner fireplace.

A side lobby has a built in cupboard and access to a wet room/utility with a shower, wall tiling, wash basin, WC.

The first floor landing has two useful built in cupboards and leads to the three bedrooms and the bathroom having a roll top freestanding bath, pedestal wash basin, WC and chrome towel radiator.

Outside - The house stands back from the road beyond a service drive on a slightly elevated position with a front garden mainly laid to lawn. A side drive and steps lead to the garage.

To the rear is a sun terrace with steps up to a lawn that with planted borders benefiting from directly adjoining Cannock Chase.

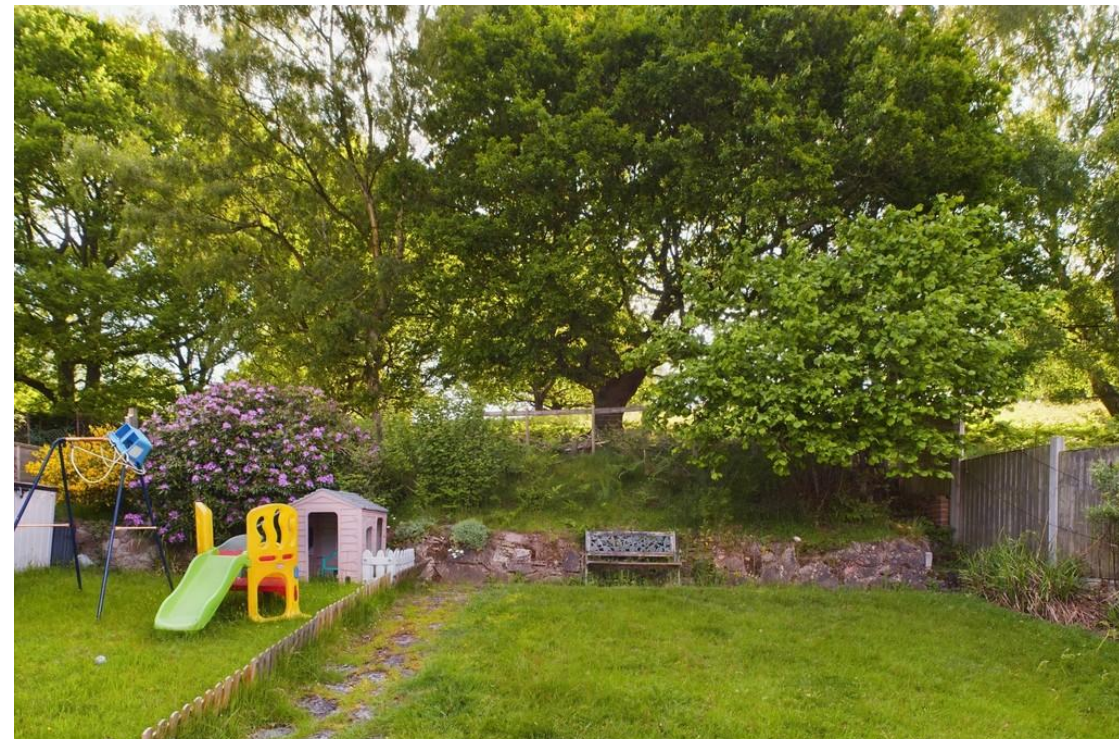
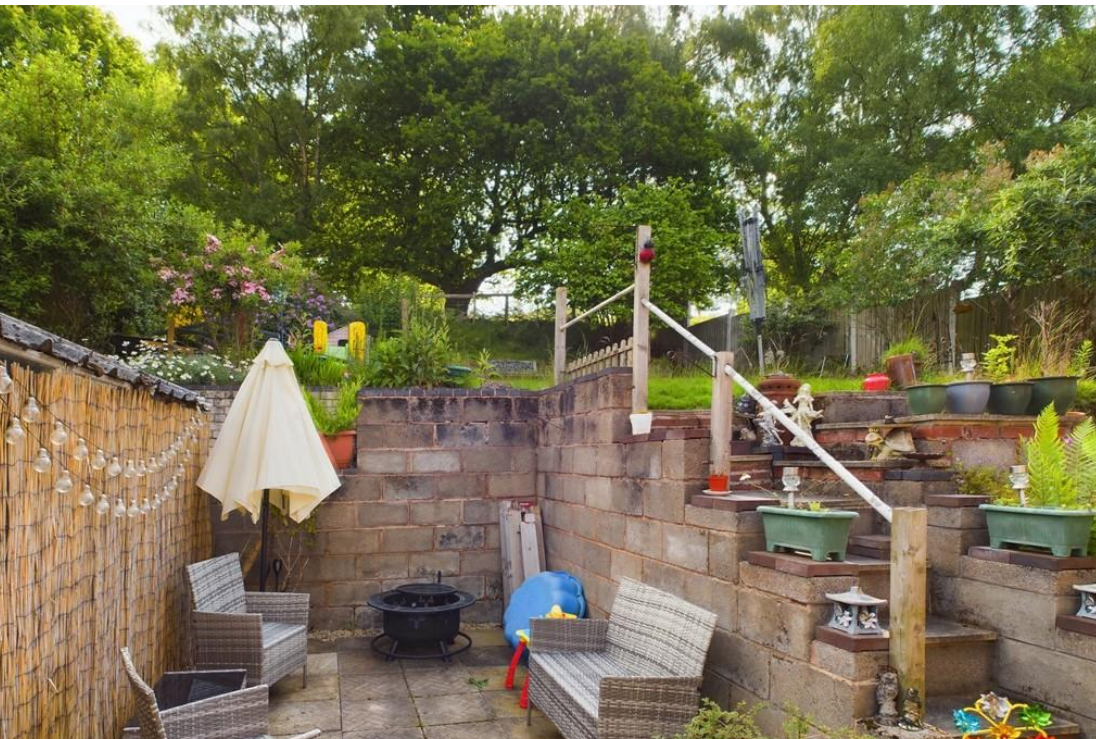
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

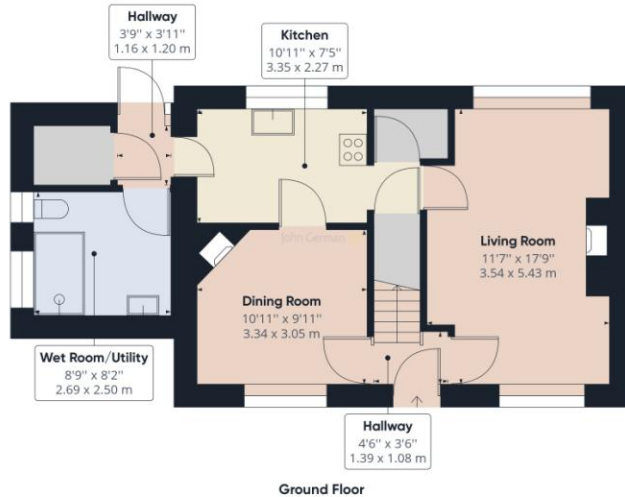
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

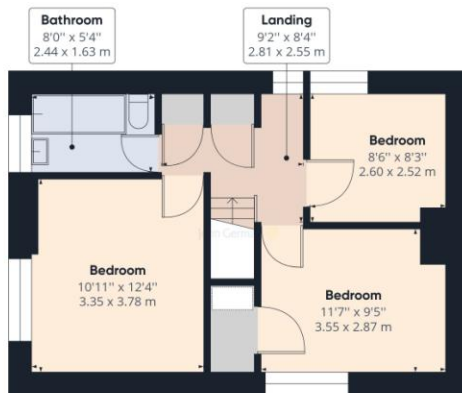
**Our Ref:** JGA/25052023 **Local Authority:** Stafford Borough Council







Ground Floor



Floor 1

John German 

Approximate total area<sup>(1)</sup>  
990.27 ft<sup>2</sup>  
92.00 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.

GIRAFFE360

## Agents' Notes

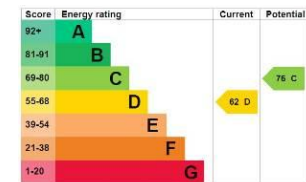
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is 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.



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

