

# Wood Lane

Stretton, Stafford, ST19 9LF

John   
German









# Wood Lane

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£695,000

A traditional detached brick cottage with a large garden. The house is built of red brick with a dark tiled roof and two chimneys. It features a front porch with a white door and a window with a flower box. The garden is well-maintained with a lawn, a patio area with outdoor furniture, and a greenhouse in the background. The sky is blue with scattered clouds.

**A lovely traditional detached cottage which provides such charming and spacious family accommodation, occupying an equally impressive mature plot with delightful garden.**



Accommodation - Step inside the reception hall with an opening to the charming dining room that has an inglenook fireplace and parquet floor. A door leads to the sitting room that is dual aspect, also with a splendid inglenook fireplace housing a cast log burner, windows either side of the fireplace and exposed brickwork.

The delightful living and dining kitchen has an extensive range of light green units with contrasting worktops also incorporating a dining bar and a recessed one and a half bowl sink and drainer. Integrated appliances comprise Neff hob with stainless steel and glass extractor canopy above, split level ovens, fridge and a separate freezer. There is a vertical towel radiator, tiled splash backs and a tiled floor which also extends into the sitting area having French doors directly to the sun terrace and beautiful garden.

An inner lobby has an understairs cupboard and access to the elegant and well proportioned lounge with a feature inglenook style fireplace on a raised hearth with a cast log burner.

A tastefully appointed bathroom has a roll top freestanding bath, pedestal wash basin, double width shower with electric shower unit, WC, bidet, tiled floor and a vertical towel radiator.

On the first floor there are four double bedrooms, the principal bedroom has an excellent range of fitted bedroom furniture. A shower room is fitted with a shower having conventional and waterfall heads, pedestal wash basin and WC.

Outside - The property stands back from lane beyond a gated entrance opening to the drive that leads to a mature English country garden having a variety of established trees, hedges and bushes. There is also a productive garden area with raised beds and greenhouse plus a kennel and dog run, stable and a small paddock. Situated directly off the dining kitchen is a delightful sun terrace, perfect for al fresco dining and entertaining. An external utility room houses the boiler and space and provision for domestic appliances.

The property is located in an enviable location that is also exceptionally convenient for modern day life being within a few minutes drive away from the A5 that gives access to the West Midlands, Telford, Shropshire and other main arterial roads provide links to Wolverhampton, Cannock and Stafford. There are railway stations at Penkridge and Wolverhampton.

**Note:** The property is situated off an unadopted road with an obligation to contribute towards maintenance as and when required.

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

**Services:** No mains gas or drainage. Drainage is to a private shared system and situated on the Stretton Estate with a charge of £10 per annum. Oil fired central heating and hot water. 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)

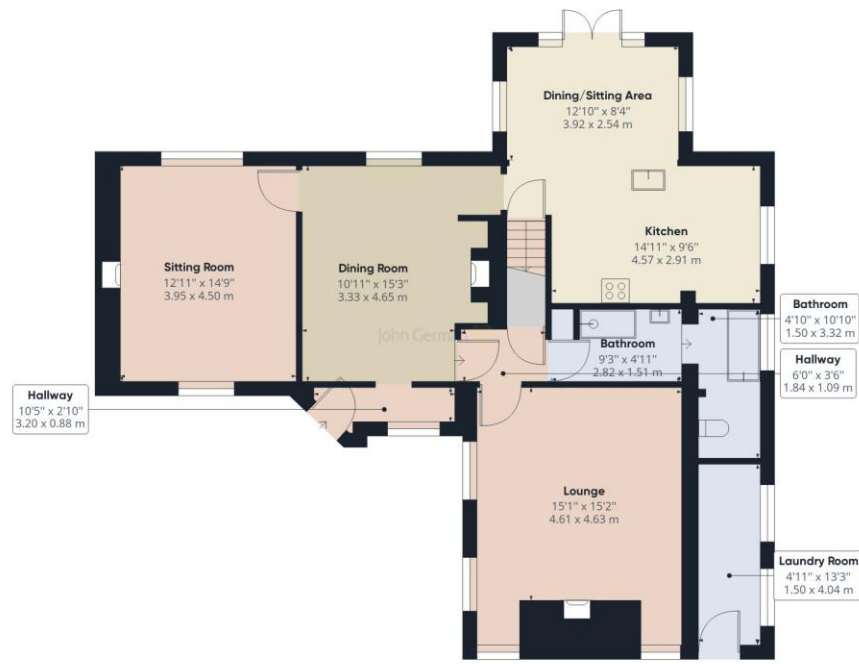
**Our Ref:** JGA/290620023

**Local Authority/Tax Band:** South Staffordshire Council / Tax Band E







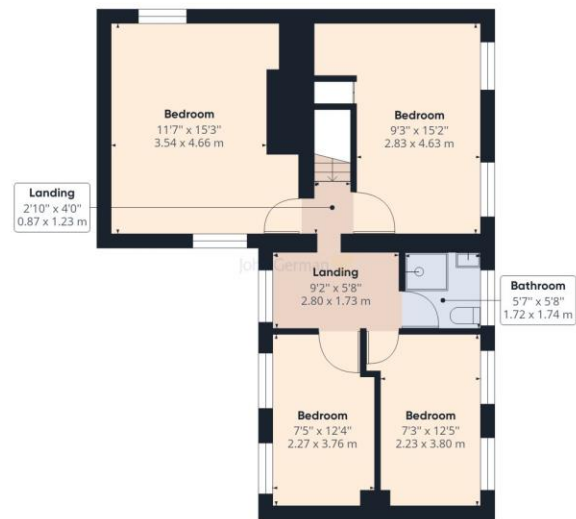


Ground Floor

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

1833.66 ft<sup>2</sup>

170.35 m<sup>2</sup>



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		89 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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