

# Cannock Road

Brocton, Stafford, ST17 0SU

John   
German









# Cannock Road

Brocton, Stafford, ST17 0SU

£550,000

A charming detached brick cottage with a large green lawn and a rear garden. The house is built of red brick with a dark tiled roof and two chimneys. It features a mix of window styles, including a large bay window on the upper floor and a white double door on the ground floor. The garden is well-maintained with a paved patio area containing outdoor furniture, a wooden bench, and various plants and trees. A large tree is on the left, and a pergola is on the right.

A charming detached cottage that is beautifully presented throughout and occupies a delightful plot including an established rear garden and spacious drive.



The property enjoys an enviable position in close proximity of Cannock Chase, an area designated as a place of outstanding natural beauty, being a wonderful place to walk, cycle, trek or jog. The location is convenient for modern day life being within easy access of the county town of Stafford that has an intercity railway station where regular services operate to London Euston, some of which take only approximately one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 Toll. The property lies in the catchment area for the highly regarded Walton High School and is also within easy reach of the high quality Seven Stars restaurant and Chetwynd Arms public house.

**Accommodation** - Step inside the reception hall with a fitted cloaks cupboard extending full width to one wall.

The excellent dining kitchen has a bespoke range of wooden units that incorporate a Belfast style double recessed sink together with a superb matching dresser unit. A recess houses a gas fired Rayburn that provides a cooking facility and also a boiler for the central heating and hot water system. Quarry tiled flooring runs underfoot, and double French style doors lead to the terrace and garden.

A second kitchen/utility has an attractive range of base units with contrasting worksurfaces and a one and a half bowl sink and drainer. Integrated appliances comprise an induction hob with glass splash plate, a stainless steel and glass extractor canopy above and a split level oven in addition to space and provision for further domestic appliances. A guest's cloakroom/WC leads off.

An elegant drawing room has attractive slightly sloping ceilings which adds to the light and airy feel also courtesy of numerous windows in addition to two full height windows and French style doors opening to the terrace.

A separate sitting room has a brick fireplace housing a log burner set upon a quarry tiled floor. There is also a useful under stairs cupboard and an additional front door.

The superbly appointed study has an excellent range of professionally fitted furniture incorporating a desk, cupboards and bookshelving.

The first floor landing has an airing cupboard and doors off to three delightful bedrooms all of which enjoys pleasant and extensive views of farmland beyond the road to the front of the property. The principal bedroom is an impressive room with two spacious built in wardrobes, a feature full height window overlooking the garden and a part vaulted ceiling that incorporates a velux rooflight.

The superbly appointed family bathroom has a bath in tiled surround with a chrome mixer tap and shower, a separate double width shower with both conventional and waterfall heads, a circular wash basin set onto a tiled base, WC, downlighting and a chrome vertical radiator.

**Outside** - The house stands well back from the road with a well screened holly hedge providing excellent privacy. The particularly spacious block paved drive is capable of parking a number of cars in addition to a caravan or motorhome. An ornamental chipped terrace garden and a side gated entry leads to a delightful English country garden that has a lovely sun terrace area with dwarf wall and lawn beyond with mature and abundantly stocked borders. A further slightly raised terrace lies to the side and a large summerhouse would provide an excellent home office, hobbies room or gym. There are three further sheds, a logstore and greenhouse.

**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)

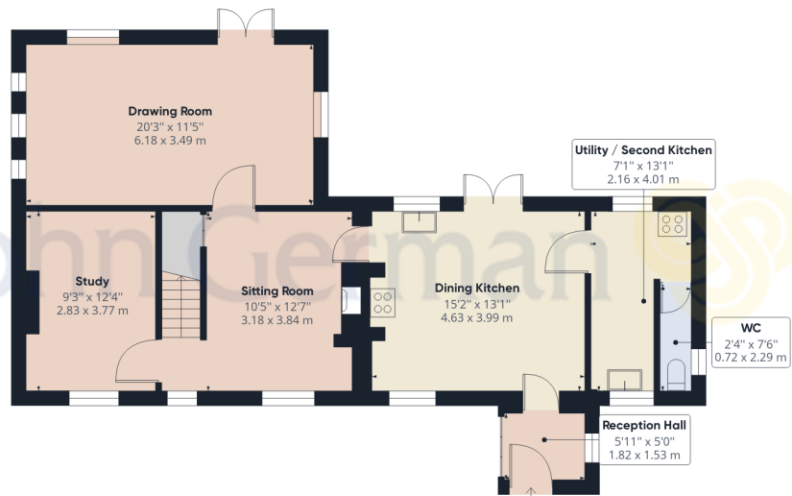
**Our Ref:** JGA/20072023

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

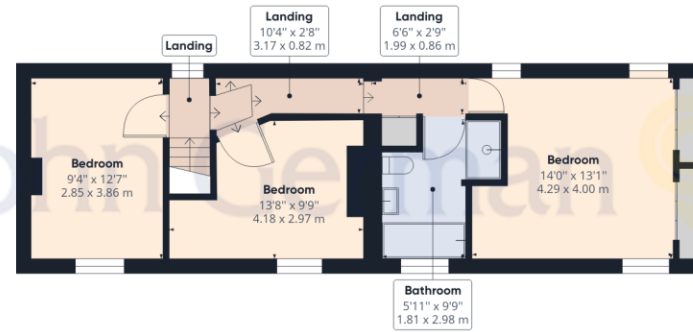




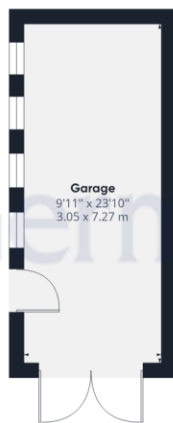




**Ground Floor Building 1**



**Floor 1 Building 1**



**Ground Floor Building 2**

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

1614.30 ft<sup>2</sup>

149.97 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 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		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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





