

# Pool Lane

Brocton, Stafford, ST17 0TY

John   
German









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£650,000

Delightful detached dormer bungalow which occupies a slightly elevated plot with lovely established front and rear gardens. Spacious parking courtesy of two separate drives, one of which leads to a single garage, the other to a double garage.





## Accommodation

A reception hall having stairs rising to the first floor landing, built in cupboards and off which leads a lounge with superb feature brick fireplace having leaded windows either side. In addition to a front facing window overlooking the front garden and French style doors opening to the terrace and rear garden.

Separate formal dining room having parquet floor and views of the front garden.

Two bedrooms, one of which is currently used as a study and the other bedroom has a range of built in wardrobes.

Bathroom having bath, separate shower, pedestal wash basin, WC, bidet and full height tiling.

The kitchen has a range of range of units with recessed sink and granite work surfaces and a quarry tiled floor. There is also a hob with oven beneath and extractor fan canopy, dishwasher and fridge. There is a built in cupboard and also built in pantry. There is a rear porch/utility with space and provision for domestic appliances and also having a Belfast style sink.

First floor landing, off which leads two bedrooms. The principal bedroom has two Velux roof lights in addition to a window which enjoys views towards Cannock Chase, a storage space into eaves and an en suite comprising shower, pedestal wash basin, WC, bidet, exquisite tiling and towel radiator. The second bedroom has fitted bedroom furniture.

## Outside

The property stands back from the road beyond a slightly elevated plot with long and established mainly lawned garden with side drive leading to a single garage with an external WC. There is a second gated drive to the side of the property, approached via Deer Hill and leads to a double garage. To the rear of the property there is a sun terrace and a lovely, mainly lawned garden beyond with established borders and hedges and also a summer house.

The property is situated within the highly sought after village of Brocton which is nestled against Cannock Chase, an area of outstanding place of natural beauty and a wonderful place to walk, cycle, jog or trek. The county town of Stafford about four and half miles away has an intercity railway station with regular services operating to London Euston, some of which only take approximately one hour 20 minutes. Junctions 13 of the M6 provides direct access into the national motorway network and M6 toll.

Agents notes: The side drive is situated off a shared private road and there is approximately £200 per annum charge for the residents fund.

**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/29082023

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

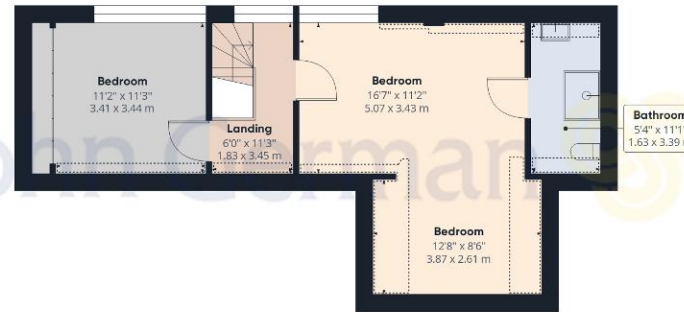




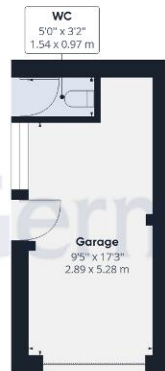




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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

2077.37 ft<sup>2</sup>

192.99 m<sup>2</sup>

Reduced headroom

100.12 ft<sup>2</sup>

9.30 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.

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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		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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