

Sherbrook Close

Brocton, Stafford, ST17 0TB

John German



FOR SALE

John German

Sales & Lettings

01785 236600

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SHERBROOK CLOSE



Sherbrook Close

Brocton, Stafford, ST17 0TB

£395,000



An exceptionally well presented detached bungalow which has been considerably improved and is appointed to a high standard throughout. Occupying the most delightful position with views of the Sherbrook Close cul de sac green to the front and direct views onto open farm land to the rear.

The entrance porch opens to a reception hall which provides the most welcoming introduction to this lovely property and off which leads a charming sitting room which has a front facing window overlooking the green and traditional attractive cast iron fireplace with stone surround. A wide opening leads to the superb and beautifully appointed dining kitchen which has an exquisite range of high and low level units with contrasting work surfaces, sink and drainer, freestanding Leisure range style cooker, integrated washing machine, dishwasher and fridge. There is a lovely dining area with an opening to the excellent orangery which has a lightweight tiled roof and enjoys views of the garden.

There are two bedrooms, the principal bedroom overlooks the front and the second bedroom has fitted wardrobes and could be used as a study/day room having the benefit of being dual aspect with a front facing window and two French style doors opening to the rear terrace.

The luxuriously appointed bathroom has a P shape bath with shower and screen above, low flush WC, wash basin set into an integrated unit with fitted cupboards beneath, Travertine tiled splashbacks to all wet areas, Travertine tiled floor and vertical towel radiator.

Access to the loft is by ladders, the loft is boarded and has electrics.

Outside to the front of the property is an attractive garden and adjacent drive which has the benefit of an electric car charging point. The lovely rear garden is mainly laid to lawn and has an elevated viewing area which enjoys stunning views of the surrounding countryside towards Brocton Golf Club and a herd of deer can often be seen. There is also a fabulous summer house, garden store and workshop.

Brocton is one of the most sought after villages in Staffordshire, nestled against Cannock Chase, an area designated as outstanding natural beauty, a wonderful haven for wildlife and a lovely place to walk, trek and cycle. The county town of Stafford is approximately four and half miles away and has the benefit of an intercity railway station where there are regular services operating to London Euston, some of which take only approximately one hour twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Agents note: There are rights and covenants included within the Land Registry document and a copy of the document is available upon request.

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

Property construction: Brick. **Parking:** Drive

Electricity supply: Mains. **Water supply:** Mains

Sewerage: Mains. **Heating:** Gas central heating
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Stafford Borough Council / Tax Band D

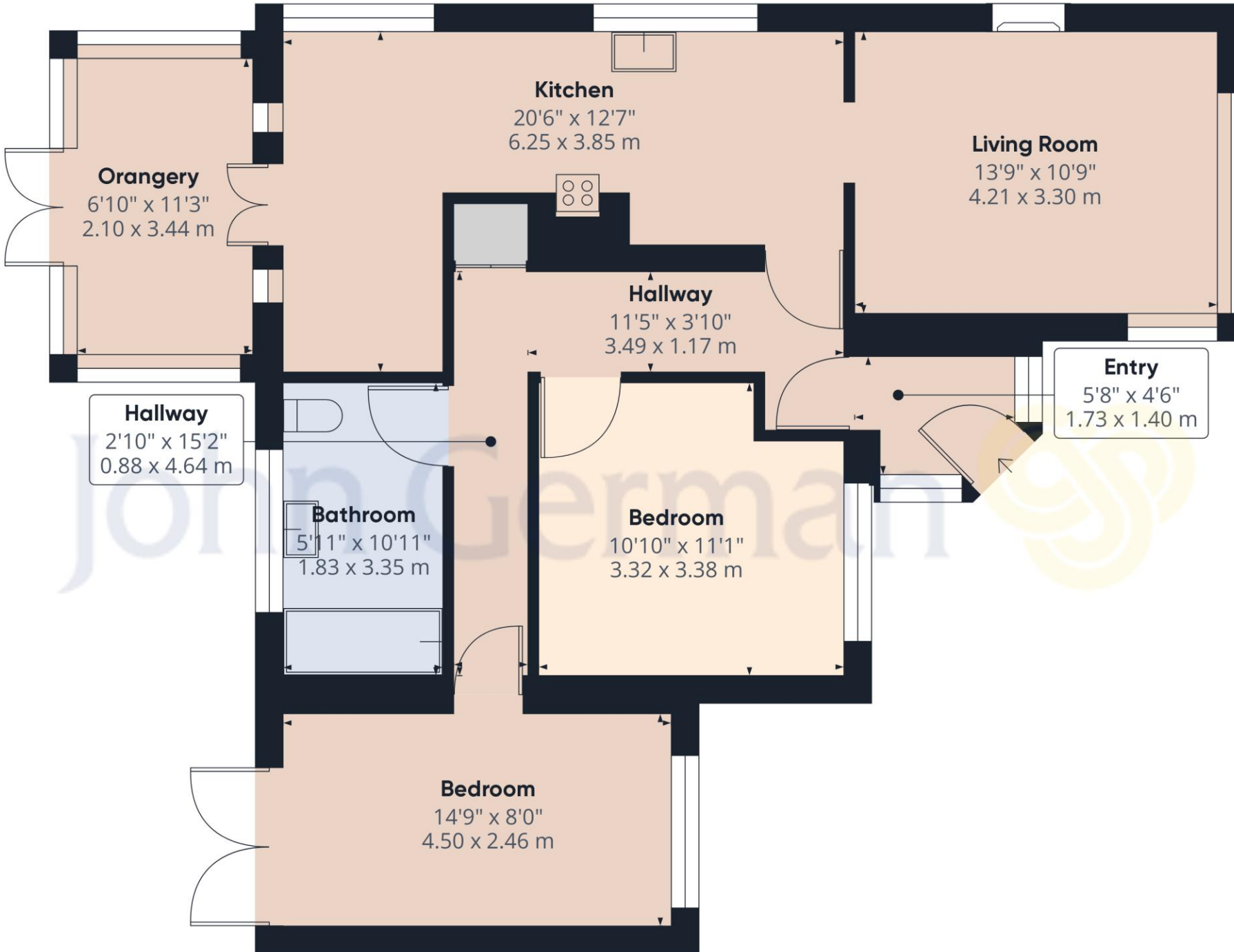
Useful Websites: www.gov.uk/government/organisations/environment-agency www.staffordbc.gov.uk

Our Ref: JGA/25012024

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Approximate total area⁽¹⁾

875.42 ft²

81.33 m²

(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.



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		113 A
81-91	B		
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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