

# Pool Lane

Brocton, Stafford, ST17 0TY

John  
German









# Pool Lane

Brocton, Stafford, ST17 0TY

£725,000

An attractive detached house occupying a truly delightful plot with various pleasant gardens, featuring original walls of the hall. Having an additional detached brick building which provides enormous potential for a home office.





Brocton is undoubtedly one of the most sought after villages in Staffordshire, nestled against Cannock Chase, an area designated as a place of outstanding natural beauty and a wonderful place to walk, cycle, jog or trek. Cannock Chase is also a haven for deer. Brocton also has a post office and a very popular golf club. The county town centre of Stafford has an intercity railway station and there are regular services operating to London Euston, some of which only take approximately one hour 20 minutes, and junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

**Accommodation:** Enclosed porch leading to a reception hall, which has stairs rising to the first floor landing, and off which leads the cloakroom having wash basin and WC.

Delightful lounge with stone fireplace featuring a pebble effect gas fire and patio doors opening to the conservatory. There is a separate dining room with double doors opening to the lounge.

Kitchen having an attractive range of high and low level units, with contrasting work surfaces, also incorporating a dining bar. There is a stainless steel 1 1/2 bowl sink and drainer, and integrated appliances comprising gas hob, split level double oven, fridge freezer and dishwasher.

From the kitchen leads the utility room which has a matching range of units.

First floor landing with cupboard housing the gas boiler and off which leads four bedrooms. The principal bedroom has an excellent range of recently fitted contemporary style built-in bedroom furniture and beautifully appointed ensuite which has exquisite tiling and comprises a shower with both waterfall and conventional heads, wash basin with cupboard beneath, WC and towel radiator.

Second bedroom also has a superb range of recently fitted modern bedroom furniture and third bedroom having mirror fronted wardrobes.

Bathroom being well appointed having a spa bath with shower attachment, wash basin with integrated cupboard beneath, WC, full height tiling, chrome towel radiator and downlighting.

The property stands back in a secluded location from Pool Lane beyond a shared private drive. From the drive into the front of the property, beyond a lawn and gated entrance through the original wall to a lovely, secluded garden which features a brick outbuilding that would make an excellent home office.

Immediately to the front of the house there is a spacious drive giving access to garage and an electric car charging point and adjacent lawned rear garden. Gated side entrance leads to a deep sun terrace which has a path with established lawn and mature borders, and in turn leading through the original wall of the hall to further garden area which enjoys lovely views of the adjoining fields and towards Brocton Golf Club.

**Agents notes:** We understand there are various tree preservation orders within the grounds of the property. There is a private shared drive shared with neighbours. There is a full monitored alarm system and CCTV including video doorbell (subject to contract). The land registry document does contain various rights, charges and covenants. A copy of the document along with a copy of the title plan is available from our office upon request.

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

**Property construction:** Traditional **Parking:** Drive and garage **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Superfast

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 F

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

**Our Ref:** JGA27022024

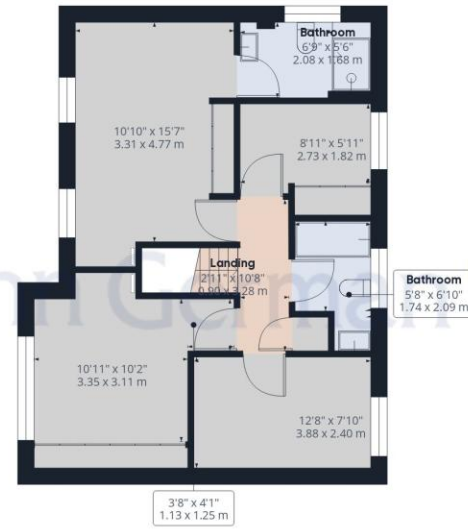




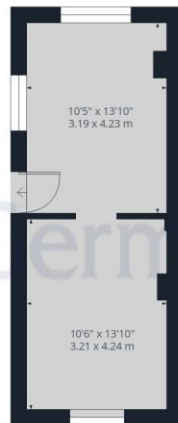




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

2061.13 ft<sup>2</sup>  
191.49 m<sup>2</sup>

**Reduced headroom**

14.28 ft<sup>2</sup>  
1.33 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.

**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.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 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

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