

Chase Road

Brocton, Stafford, ST17 0TL

John 
German





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£565,000

Within a few yards of Cannock Chase - An Area of Outstanding Natural Beauty and fine country views as far as The Wrekin and Derbyshire, a detached property with a 0.16 acre plot offering fantastic further potential.



Owned by the same family since being built in 1961, a much loved family home located on one of Brocton's most sought after addresses and certainly having some of the best local views, not to mention being located within a few yards of the stunning scenery of Cannock Chase.

In need of updating but offering exciting potential for improvement and enlargement (STPP). The property is gas centrally heated and uPVC double glazed and sits well back from the roadside behind a slightly elevated front garden and gated driveway.

A wide storm canopy gives sheltered access to the main front door and entrance hall beyond, off which lead a cloaks storage cupboard, staircase to the first floor and a two piece fitted guest's cloakroom.

There are two separate reception rooms within the property, an excellent sized through lounge that enjoys very good natural light and attractive garden and distance views, fitted gas fire and surround plus a rear garden access door. Double internal doors lead to the separate dining room.

The breakfast kitchen is positioned at the rear of the house and has lovely garden views, original fitted cupboards, worktops, a stainless steel sink unit alongside a fitted gas cooker, appliance spaces for a washing machine and refrigerator, original pantry store and additional store. Leading off the kitchen is a rear side entrance lobby with freezer room leading off and access to the garage.

A light and bright first floor landing with views stretching as far as The Wrekin give access to the three bedrooms, family bathroom, airing cupboard and store.

The master bedroom is a spacious through room with beautiful views. Bedroom two is a further double room with rear garden and distance views. Bedroom three is a good sized single bedroom that also has rear garden and distance views.

The family bathroom is equipped with the original suite and tiling to comprise bath with shower over, low level WC, wash hand basin plus two side aspect windows.

Outside - A single garage has an electric door, rear personal door, electric light and power points. Gated driveway parking for four cars or so.

The overall plot size is approximately 0.16 of an acre and offers privately enclosed and established front and rear gardens with the main areas being lawned and having a variety of mature shrubs and mixt ure of fenced and hedged boundaries. In addition there is a greenhouse and cedarwood summerhouse.

Note: The boiler in the kitchen has been replaced with a combi boiler and moved upstairs since the photos were taken.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

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

Broadband type: Not currently connected

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

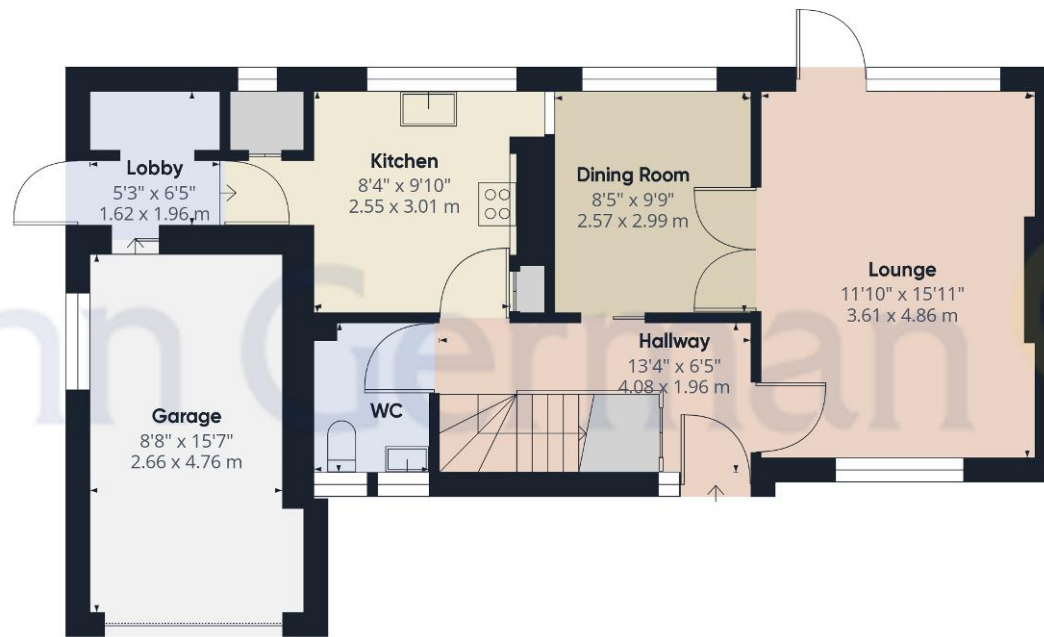
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/21082024

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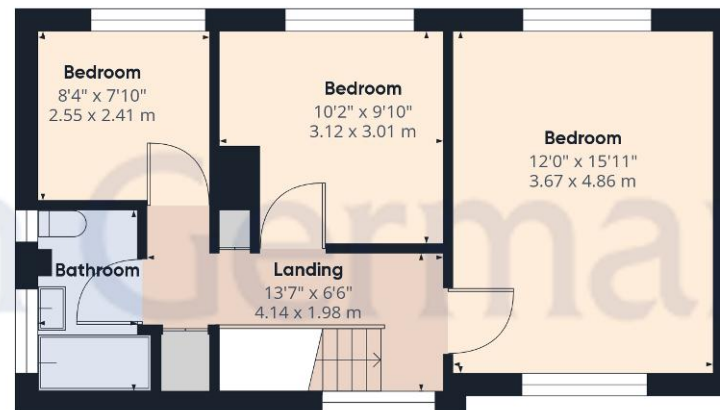


Ground Floor

Approximate total area⁽¹⁾

1158.41 ft²

107.62 m²



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.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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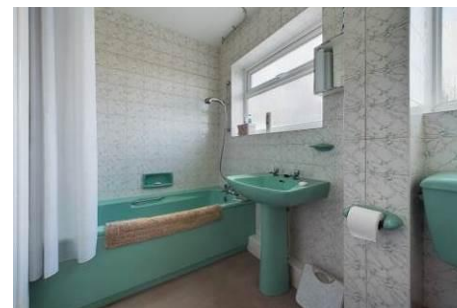
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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