


Cannock Road

Brocton, Stafford, ST17 0ST



John German 



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An excellent opportunity to acquire a traditional semi detached house, which is situated in this incredibly popular village. The house offers enormous potential for refurbishment and improvement.

£290,000



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Porch leading to a reception hall which has stairs rising to the first floor landing, and understairs cloakroom with WC and wash basin. There is a well proportioned lounge with front facing bay window and attractive and individual fire surround with gas fire. There is a separate dining room with bay window incorporating French style door opening to the rear garden. The kitchen has a range of high and low level units with contrasting work surfaces and a one and half bowl sink and drainer.

First floor landing, off which leads three bedrooms and a bathroom, which has a bath, WC and pedestal wash hand basin.

The property stands back from the main A34 beyond a service road, and there is a very spacious drive capable of parking three or four cars and giving access to the garage. There is a long and established mainly lawned rear garden with a variety of trees and bushes.

Brocton is one of the most sought after villages in this area, nestled against Cannock Chase, an area designated as a place of outstanding natural beauty and a wonderful place to walk, trek, jog or cycle. Stafford has an intercity railway station and there are regular services operating to London, with some of which taking only approximately one hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Agents notes:

- There is no central heating to this property
- We cannot confirm the electric heaters or gas fires are in working order
- There are solar panels however they do not work
- The property is not registered with land registry

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: TBC

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

Broadband type: TBC

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 C

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

Our Ref: JGA21102024

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		84 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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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.

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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.

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