# Cannock Road Brocton, Stafford, ST17 0ST





ohn German 🦃



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.

£275,000



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 howl 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).

 $\textbf{Please note:} \\ \textbf{It is quite common for some properties to have a Ring doorbell} \\$ 

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 <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Local Authority/Tax Band: Stafford Borough Council / Tax Band C

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

Our Ref: JGA21102024

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## John German 🧐





Agents' Notes
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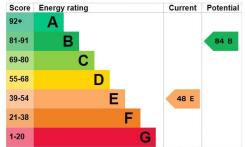
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