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Chase Crescent, Brocton, ST17 0TD

Offers over
£290,000



Property Description

Offered for sale with no upward chain, located in the popular village of Brocton close to Cannock Chase this property needs to be viewed to appreciate the spacious living accommodation and private rear aspect.

The property is located in a quiet cul-de-sac and has off road parking for various vehicles to the front. Once inside, the hallway has tiled flooring and there is a downstairs W.C. The property benefits from a rear extension which opens up the ground floor living space to comprise of open plan kitchen/dining area and living room. The modern kitchen boasts appliances including, dishwasher, fridge/freezer, washing machine and tumble dryer, gas hob and fan assisted oven all complimented by tiled flooring leading into the living area with solid oak flooring.

To the first floor, there are three bedrooms and a modern family bathroom with ladder accessing a converted loft space. To the rear, is a large garden ideal for the growing family or keen gardener with open views to Cannock Chase with greenhouse, workshop, lawn and mature borders with patio entertainment area.

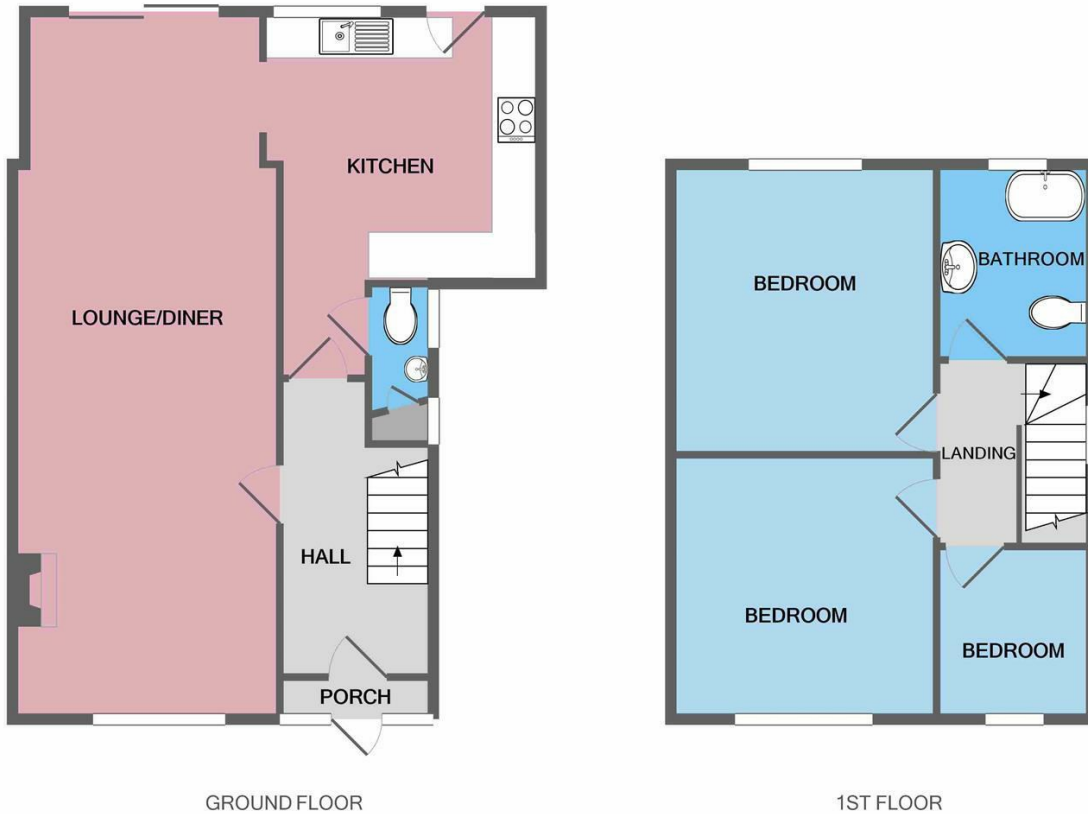
Accommodation

| | |
|-------------|---------------------------|
| Kitchen | 4.1 x 6 (13'5" x 19'8") |
| Living Room | 11 x 3.5 (36'1" x 11'5") |
| Hall | 4.3 x 2 (14'1" x 6'6") |
| Bedroom | 3.8 x 3.5 (12'5" x 11'5") |
| Bedroom | 3.7 x 3.5 (12'1" x 11'5") |
| Bedroom | 2 x 2.5 (6'6" x 8'2") |
| Bathroom | 2 x 2.7 (6'6" x 8'10") |

Tenure: Freehold



Floor Plan: Chase Crescent, Brocton, ST17 0TD



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

DB Roberts Stafford Branch

18 Salter Street, Stafford, ST16 2JU

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Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. *Maximum measurements are taken at the largest point of the room. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, DB Roberts & Partners does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

