

# Old Acre Lane

Brocton, Stafford, ST17 0TW



A spacious detached bungalow located in a sought after village with a generous rear garden and offered to the market with no upward chain.

£450,000



John German

The property is situated within Brocton, one of the most sought after villages in Staffordshire that is nestled against Cannock Chase, an area designated as a place of outstanding natural beauty being a wonderful place to walk, jog, trek or cycle. Brocton is also convenient for the county town centre of Stafford which has an intercity railway station providing many services to London Euston, some of which take only approximately one hour and twenty minutes. Junction 13 of the M6 gives access into the national motorway network and M6 toll.

An enclosed porch opens to a reception hall which has a mirror fronted cloaks cupboard. On your right is the kitchen having a range of high and low level units, a stainless steel sink and drainer and a pantry. A door leads to a pleasant garden porch with shower room off having shower, WC and pedestal wash hand basin. Next is the utility room which has space and provision for domestic appliances plus internal access to the garage.

There are two fitted bedrooms both having fitted furniture that are conveniently placed for the bathroom having a bath, low flush WC and pedestal wash hand basin.

The very pleasant lounge and dining area is spacious and enjoys views over the beautiful rear garden. It has the benefit of a traditional fireplace with coal effect fire and from the dining area French style doors open to the side terrace.

## Outside

The property stands well back from the road beyond an established front garden and spacious drive leading to the garage.

To the rear is a paved terrace with a lawned garden beyond having a path leading to a bridge over a large ornamental pond. Beyond lies a further extensive lawned garden, all surrounded by mature borders.

## Agents notes:

There are various restrictions and covenants contained within the Land Registry document and a copy of which is available upon request from our offices.

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

**Services:** There is gas warm air central heating. Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

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

**Our Ref:** JGA/13122023

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band F







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	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.

#### 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.

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