

Chase Crescent

Brocton, Stafford, ST17 0TD



John German 



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An excellent opportunity to acquire an attractive traditional semi detached house situated in this enormously popular village with a generous drive, garage and workshop plus a large rear garden.

£280,000



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Accommodation - An enclosed porch opens to a reception hall having stairs rising to the first floor landing. The spacious and attractive lounge and dining area has a traditional tiled fireplace and patio doors opening to a garden room that has a part glazed outer door. From here, an opening leads to the galley style breakfast kitchen having a generous range of units with stainless steel sink and double drainer, fitted bench seating to the breakfast dining area, quarry tiled floor, pantry and the wall mounted Glow worm gas boiler.

Aside entrance lobby leads to a shower room/utility having a shower, WC, wash basin plus space and provision for a washing machine.

Off the first floor landing are three bedrooms, one of which has built in wardrobes and the family bathroom comprising a bath, WC and wash basin set into an integrated unit also incorporating a cupboard.

Outside - The property is situated on a very pleasant cul de sac having a spacious drive capable of parking three/four cars giving access to the garage. Beyond the garage is a further lobby and a workshop. There is a covered side area between the utility/WC and garage/workshop. A gated entrance leads to the extremely spacious mainly lawned garden with mature boundary hedges, two timber sheds and a greenhouse. There is also a productive garden area.

Brocton is undoubtedly one of the most sought after villages in this area of Staffordshire, nestled against Cannock Chase, an area designated as a place of outstanding natural beauty and a wonderful place to walk, jog, trek or cycle. The county town centre of Stafford has a range of amenities and an excellent intercity railway station with regular services to London Euston, some of which take only approximately one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 Toll.

Agents notes:

There is camera recording at the property.
The land registry document refers to rights and covenants, a copy of which is available upon request.
The area may have been potentially mined in the past.

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

Property construction: Traditional

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Standard, Superfast & Ultrafast available

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

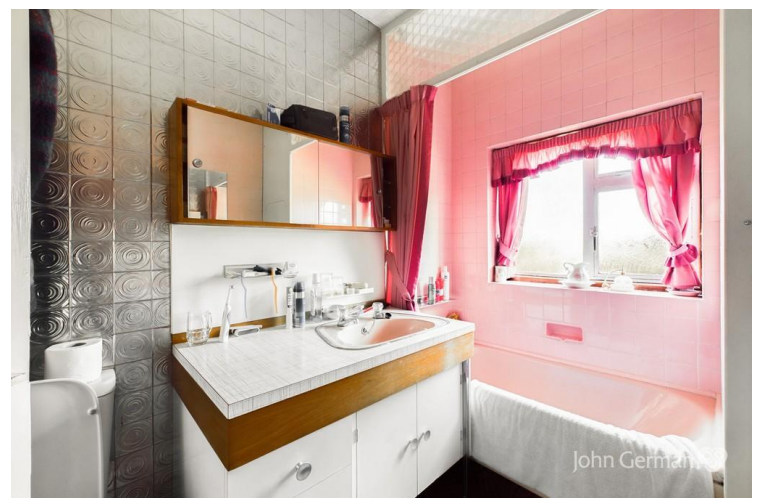
Local Authority/Tax Band: Stafford Borough Council / Tax Band C

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

Our Ref: JGA/19022025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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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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