## Heather Close

Brocton, Stafford, ST17 0TG









Accommodation: Entrance porch leading to reception hall with airing cupboard and built-in cloaks cupboard, off which leads a superb dining kitchen having a very attractive and comprehensive range of modern units with contrasting work surfaces and a stainless steel twin bowl sink and drainer. Integrated six burner gas hob with extractor canopy above and double oven. Please note that the fridge freezer is not included in the sale and the wine cooler which is not working. Delightful lounge which is particularly well proportioned and has a marble fireplace with living flame gas coal effect fire, and double French style doors opening onto the sun terrace. Separate formal dining room with front facing bow window.

Spacious utility having a range of cupboards, work surfaces and stainless steel sink and drainer, and space and provision for domestic appliances. Cloakroom with WC and wash basin and also a study.

There are four very well proportioned be drooms, the principal bedroom being particularly spacious having French style doors opening to the sun terrace and having the benefit of an ensuite comprising spacious shower with both conventional and waterfall heads, wash basin with integrated cupboard beneath, WC, contrasting wall and floor tiling.

Beautifully appointed bathroom having a spa bath with separate shower, pedestal wash basin, WC, splendid tiling and vertical chrome towel radiator.

The property stands back beyond a good size drive capable of parking four cars, also giving access to a double garage which has an insulated electrically operated door. There is an electric car charging point and to the rear of the property lies a modern contemporary style slightly elevated sun terrace with glass screens and stainless steel posts. Steps down to a private lawned garden with established trees, borders and a further sun terrace. The property also has the benefit of solar panels.

Brocton is one of the most sought after villages in Staffordshire, nestled against Cannock Chase, an area designated as a place of outstanding natural beauty and a wonderful place to walk, run or cycle. Brocton also has a highly respected gold club, and the county town of Stafford has an intercity railway station where there are regular services operating to London Euston, some of which take only approximately one hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Agents notes: It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

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

Property construction: Standard Parking: Driveway and double garage Electricity supply: Mains

Water supply: Mains Sewerage: Mains Heating: Gas (Purchasers are advised to satisfy themselves as to their suita bility).

Broadband type: Fibre

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 G

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

Our Ref: JGA29092025

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.

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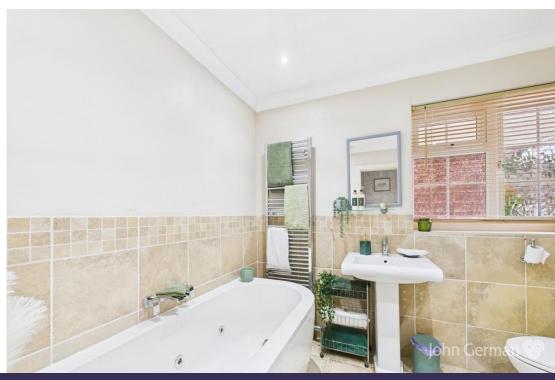




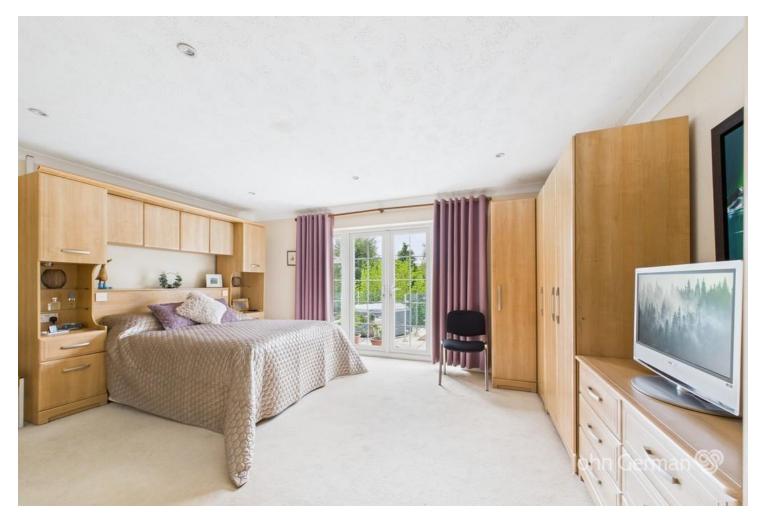












## Agents' Notes

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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.

**Survey Services** - If we refer dients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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