

Heather Close  
Brocton, Stafford, ST17 0TG

John  
German



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# Heather Close

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Offers in region of £625,000

NO UPWARD CHAIN

An excellent family sized detached bungalow which has the benefit of four very well proportioned bedrooms and occupies a delightful plot with lovely garden and slightly elevated rear sun terrace.



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 bedrooms, 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 golf 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 suitability).

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

**Our Ref:** JGA29092025

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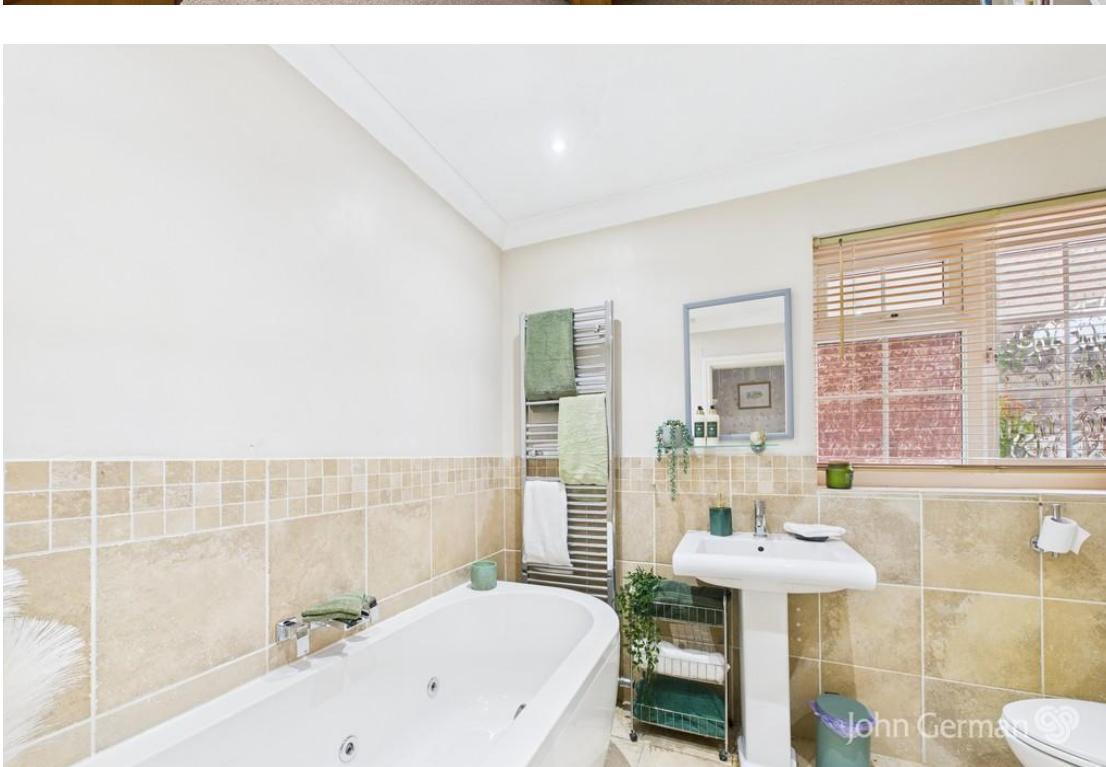
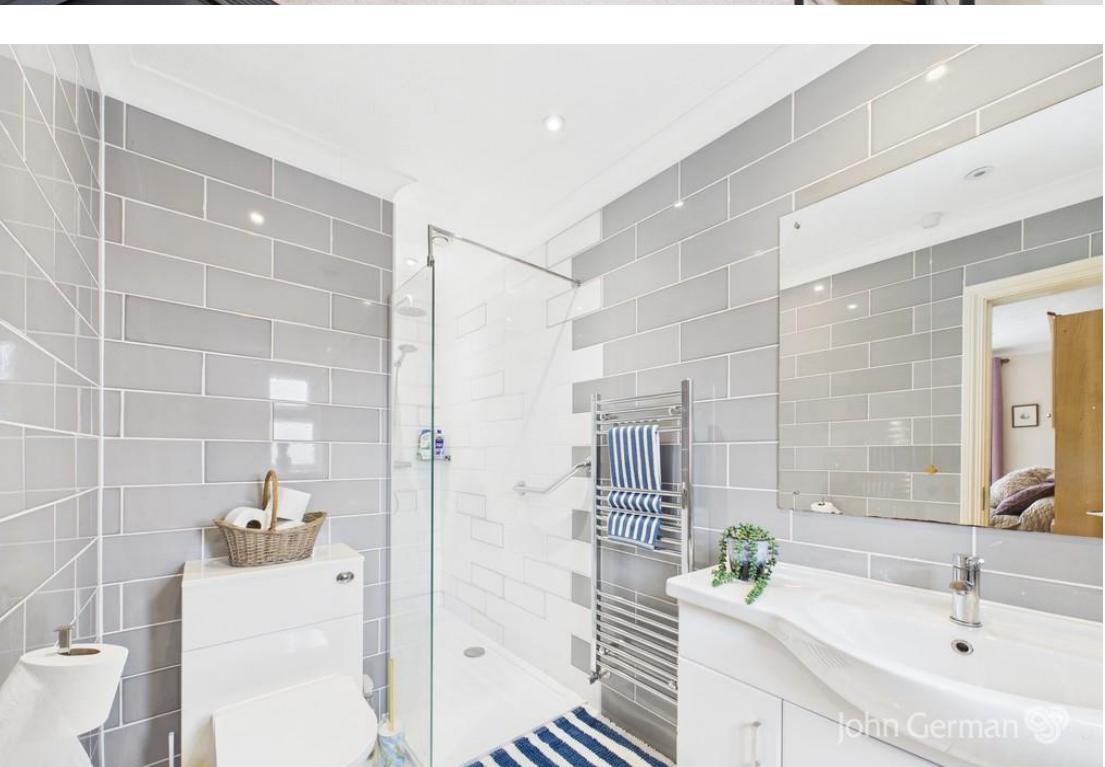
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



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Approximate total area<sup>(1)</sup>

2158 ft<sup>2</sup>  
200.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



#### Agents' Notes

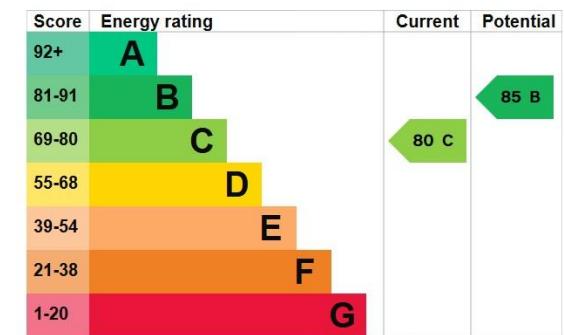
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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

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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 clients 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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