



Weston Rise, 17 Brandwood Walk, Weston, ST18 0JT

Overlooking tranquil canal and countryside views is Weston Rise, a well presented semi detached home benefitting from spacious living accommodation, three bedrooms and a desirable setting on a private lane. Forming part of this desirable modern development, Weston Rise benefits from generously proportioned interiors including a lounge, conservatory, dining kitchen and cloakroom to the ground floor, with three double bedrooms to the first floor serviced by a family bathroom. Outside, Weston Rise is set on the private Brandwood Walk, having a block paved drive leading to the front aspect. An archway leads

into a walled courtyard where there are parking for two vehicles, and there are beautifully tended gardens to both the front and rear aspects. The property enjoys a most picturesque open outlook over the canal and countryside beyond, walks over which can be enjoyed from the property's doorstep.

Weston Rise lies on the delightful rural outskirts of Weston, a popular Staffordshire village home to a charming village green, two country dining pubs and the nearby Weston Hall, with the village Primary school feeding into The Weston Road Academy in Stafford. Renowned for its

peaceful Staffordshire surroundings, Weston is a haven for the outdoors, being an ideal base to explore and enjoy rural and canalside walks. Comprehensive everyday amenities can be found in local villages and 6 miles away in Stafford, and the village is ideally placed for commuters, having easy access to the A51, A518 and M6 leading in turn to nearby commercial centres including Stafford, Stoke and Telford. Rail stations in Stafford and Rugeley provide direct links to Wolverhampton, Birmingham, Liverpool and London, and Birmingham airport lies around 35 miles away.

- Semi Detached Home on Private Lane
- Tranquil Rural & Canalside Views
- Desirable Village Setting
- Two Reception Rooms
- Spacious Dining Kitchen
- Reception Hall & Cloakroom
- Three Double Bedrooms
- Family Bathroom
- Allocated Courtyard Parking
- Private Rear Garden
- Stunning Countryside Outlook
- Ideally Placed for Local Amenities & Commuter Routes

Reception Hall 5.28 x 1.86m (approx. 17'4 x 6'1)

A spacious welcome to this attractive home, having stairs rising to the first floor accommodation with storage below and doors opening into:

Sitting Room 5.93 x 3.32m (approx. 19'5 x 10'10)

A beautifully presented reception room having a gas fireplace and a window to the front enjoying a pleasant open outlook

Dining Kitchen 5.33 x 3.8m (approx. 17'5 x 12'6)

The **Kitchen** comprises a range of wall and base units with complementary worksurfaces over, housing an inset sink with side drainer, spaces for a washing machine and tumble dryer and integrated appliances including electric oven, gas hob and fridge freezer. There is a window to the rear aspect and a cupboard houses the recently refitted combi boiler. From the **Dining Area** a part glazed door opens into:

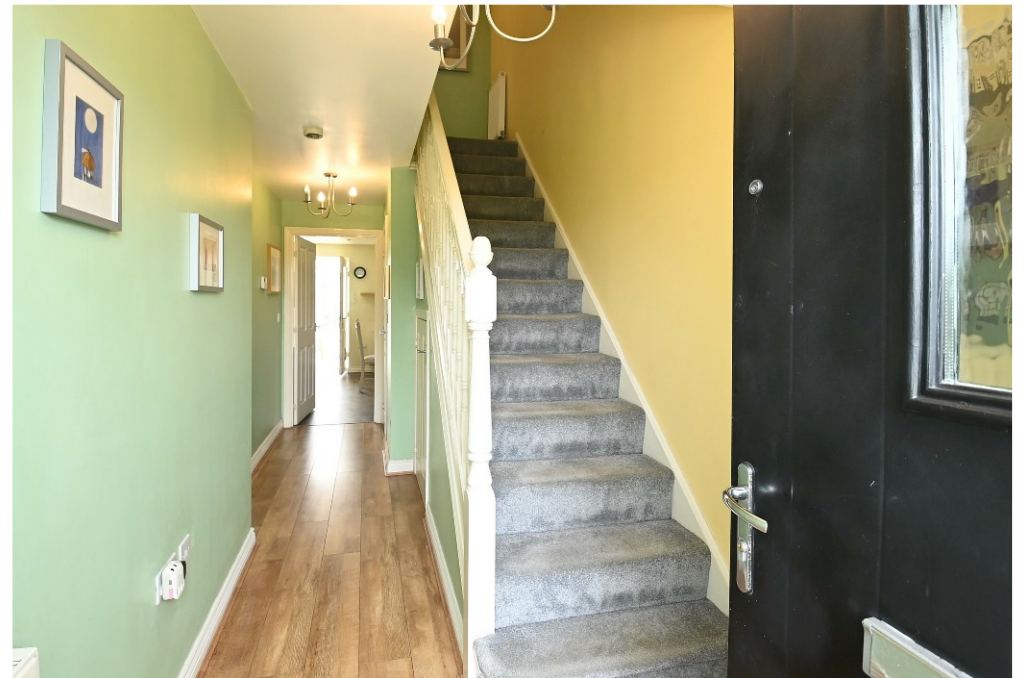
Conservatory 3.7 x 2.4m (approx. 12'1 x 7'1)

A versatile living space having windows overlooking and a door opening out to the rear gardens

Cloakroom

Fitted with pedestal wash basin, WC and tiled splash backs





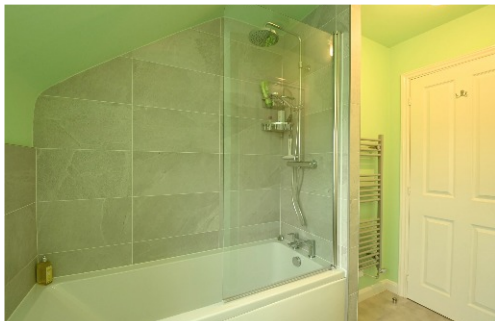
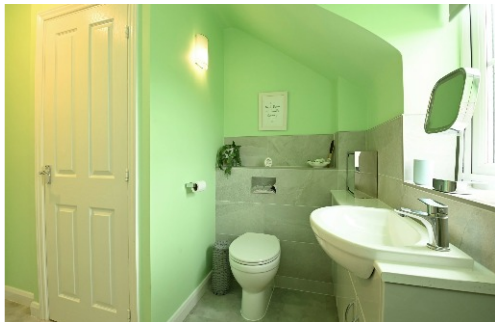
Stairs rise to the **First Floor Landing** 2.7 x 2.2m (approx. 8'10 x 7'2) where there is access to the loft, with doors leading into:

Master Bedroom 4.8 x 3.08m (approx. 15'9 x 10'1)
A spacious double room having a double fitted wardrobe and a picture window to the front aspect enjoying idyllic views over the canal and countryside beyond

Bedroom Two 3.6 x 2.65m (approx. 11'9 x 8'8)
Another double room having a window to the rear

Bedroom Three 4.6 x 2.65m (approx. 15'1 x 8'8) – max
A third double room having a window to the rear and a range of fitted wardrobes and shelving

Bathroom 2.7 x 2.55m (approx. 8'10 x 8'4) – max
An L shaped bathroom having wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled flooring, tiled splash backs, a heated towel rail and an obscured window to the front







Outside

Weston Rise is positioned on the rural outskirts of Weston on a desirable private drive shared with a handful of properties. Facing onto the canal, the property enjoys a tranquil setting and delightful rural views to the front aspect, as well as having a paved and gravel courtyard garden leading to the front door. Further along from the property, an archway leads into a walled courtyard where there is allocated parking for two vehicles

Rear Garden

Being safely enclosed to all sides, the garden is laid to a paved terrace lawns and flowerbeds stocked with a variety of flowers and shrubs. There is an exterior water point and lighting, and gated access to the side leads back to the front aspect. Two storage sheds are included in the sale



General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.