





Tucked away off Church Lane in the charming village of Rocester, Staffordshire, this double-fronted cottage blends period character with a spacious plot, perfect for gardeners or those seeking peace. Offered with no chain and immediate vacant possession, it's a rare opportunity. As you approach the property off Church Lane/Swinson Close, the property is situated through a wrought iron gate, with the garage ahead. Located behind the garage the property appears, set back and occupying a secluded position. A further gated entry provides access to the wonderful plot.

The welcoming hallway leads to a bright lounge with natural light streaming through UPVC double-glazed windows, highlighting a cozy fireplace with exposed brick. The versatile dining room features storage and a character fireplace, while the light-filled kitchen offers ample storage and integrated appliances.

Upstairs, the principal bedroom provides serenity with built-in storage, joined by two additional bedrooms, each with natural light. The practical bathroom includes a three-piece suite and airing cupboard. Outside, the generous plot invites gardening or personalisation with the detached outbuilding, making this lovingly maintained home a unique find.



### Hallway

A UPVC double glazed front entry door leading into, staircase rising to the first floor landing and two internal doors leading to:

### Lounge

The spacious lounge is bathed in natural light, courtesy of two UPVC double-glazed windows to the front and rear elevations. At the heart of the room lies a striking open fireplace, complete with exposed brick backing, a timber mantle, and a tiled hearth, creating a cozy and inviting focal point. Modern conveniences are well-catered for with a TV aerial point and a central heating radiator, ensuring both comfort and functionality.

### Dining Room

Adjacent to the lounge, the dining room enjoys a bright and airy ambiance thanks to two UPVC double-glazed windows to both the front and rear elevations. This practical space boasts built-in storage with hanging rails and coat hooks, alongside a handy under-stairs storage cupboard equipped with additional coat hooks, lighting, and shelving. A second fireplace, featuring exposed brick backing and a tiled hearth, serves as a charming focal point, while a TV aerial point and thermostat add to the room's versatility. An internal door seamlessly leads through to the kitchen.



### Kitchen

The kitchen has two UPVC double-glazed windows to the front and side elevations. It features a range of matching base and eye-level storage cupboards and drawers, complemented by drop-edge preparation work surfaces and stylish complementary tiling. Integrated appliances include a composite sink and drainer with a mixer tap, a four-ring electric hob, and a built-in oven and grill. Ample space for freestanding under-counter white goods ensures this kitchen combines both form and function with ease.







## First Floor Landing

With smoke alarm, access into loft space via loft hatch, internal latch panel doors leading to:

## Bedroom One

The principal bedroom offers a bright and airy atmosphere, courtesy of a UPVC double-glazed window to the front elevation. Storage is a standout feature here, with a built-in storage cupboard complete with a latch door, housing base-level shelving and additional space above. A further storage cupboard over the stairs, also benefiting from shelving.

## Bedroom Two

This well-proportioned bedroom features a UPVC double-glazed window to the front elevation, flooding the room with natural light. A central heating radiator ensures year-round comfort, while integrated shelving provides practical storage.

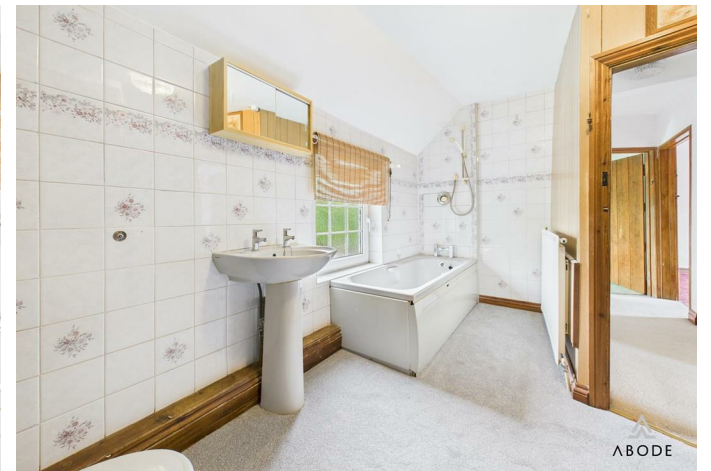
## Bedroom Three

Positioned to the rear, this bedroom includes a UPVC double-glazed window to the rear elevation, offering pleasant views and natural light. A central heating radiator keeps the room warm and welcoming, creating a cozy and versatile space.

## Bathroom

The family bathroom is both stylish and functional, featuring a UPVC double-glazed frosted glass window to the rear elevation for privacy and light. It is equipped with a three-piece suite, comprising a low-level WC, wash hand basin, and a bath unit with an electric shower over, perfect for both quick showers and relaxing soaks. Additional highlights include an airing cupboard housing the hot water immersion tank, ideal for storing linens, and a central heating radiator for added warmth and comfort.









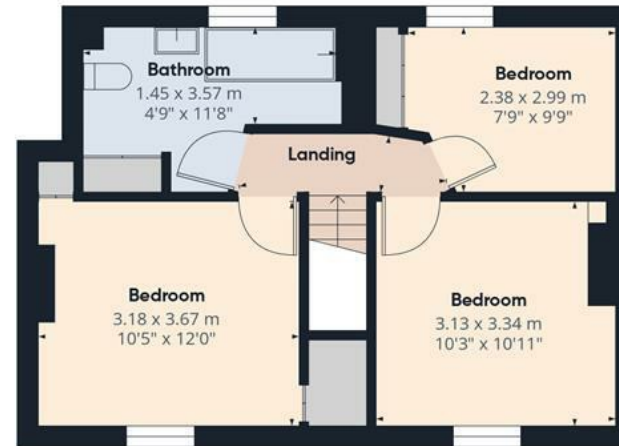


### Energy Efficiency Rating

|                                             | Current | Potential                  |
|---------------------------------------------|---------|----------------------------|
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |
|                                             |         |                            |



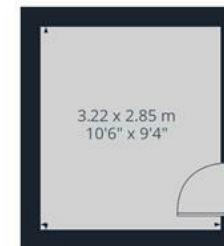
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



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

110 m<sup>2</sup>

1184 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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