



£225,000

KEY TENURE: **Freehold**

ENERGY EPC RATING: **E**

COUNCIL TAX BAND: **C**

## Brocton Stafford

The Green Brocton  
Stafford Staffordshire



*Discover this delightful two-bedroom Victorian terrace bursting with character in the highly desirable village of Brocton. A short walk from the stunning Cannock Chase, the nearby village shop, and excellent bike rides, this cottage is perfectly situated for nature lovers and outdoor enthusiasts.*

Inside, you'll find an inviting entrance hallway, a cozy living room, a fitted breakfast kitchen, and a convenient store/utility room. The first floor houses a bathroom and two double bedrooms, each offering a glimpse of the home's potential. Externally, the property features a charming rear garden, ideal for relaxing or entertaining. While the cottage requires some modernisation, it offers a unique opportunity to create your dream home. Don't miss this rare find in Brocton. Contact us today to arrange a viewing and explore the potential of this charming property.

- Two Bedroom Terraced Cottage
- Lounge & Breakfast Kitchen
- Highly Desirable Village Of Brocton
- Some Modernisation Required
- Close To The Stunning Cannock Chase
- 

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk





## Entrance Hall

Door to entrance hall having ceramic tiled floor and stairs off to the first floor landing.

## Lounge 11' 0" x 10' 9" (3.36m x 3.28m)

Having exposed beams, bay window to the front elevation, radiator and recess into chimney-breast housing a cast iron log burner on a ceramic tiled hearth. Door to dining room/kitchen.

## Kitchen & Dining Space 12' 1" x 10' 9" (3.69m x 3.27m)

Comprising wall mounted units, worktop, stainless steel sink drainer, matching base units, splash back tiling, ceramic tiled floor, window and door to the rear elevation, radiator, door to inner hall/storage area and opening into a utility room.

## Utility Room

Having plumbing for wash machine, wall mounted central heating boiler and two windows to the rear elevation.



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## First Floor Landing

Landing having access to loft space and radiator.

## Bedroom One 11' 3" x 11' 11" (3.42m x 3.64m)

A good size double bedroom having built-in wardrobe/cupboard, radiator and window to the front elevation.

## Bedroom Two 13' 0" x 8' 2" (3.97m x 2.5m)

A second double bedroom having radiator and window to the rear elevation.

## Shower Room

Comprising ceramic tiled shower cubicle, pedestal wash hand basin, low level WC, splash back tiling, radiator and window to the rear elevation.

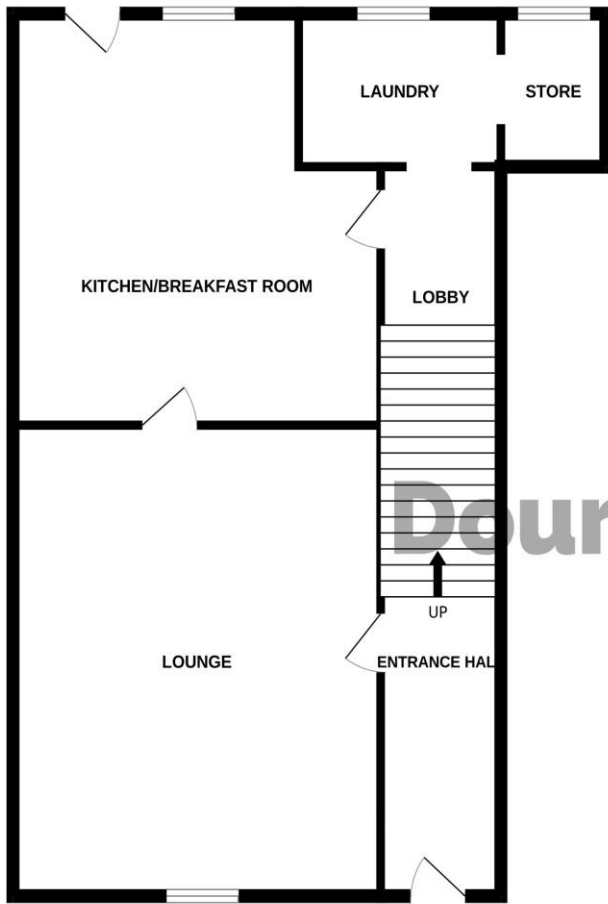
## Externally

Outside there is a small rear garden with garden shed.

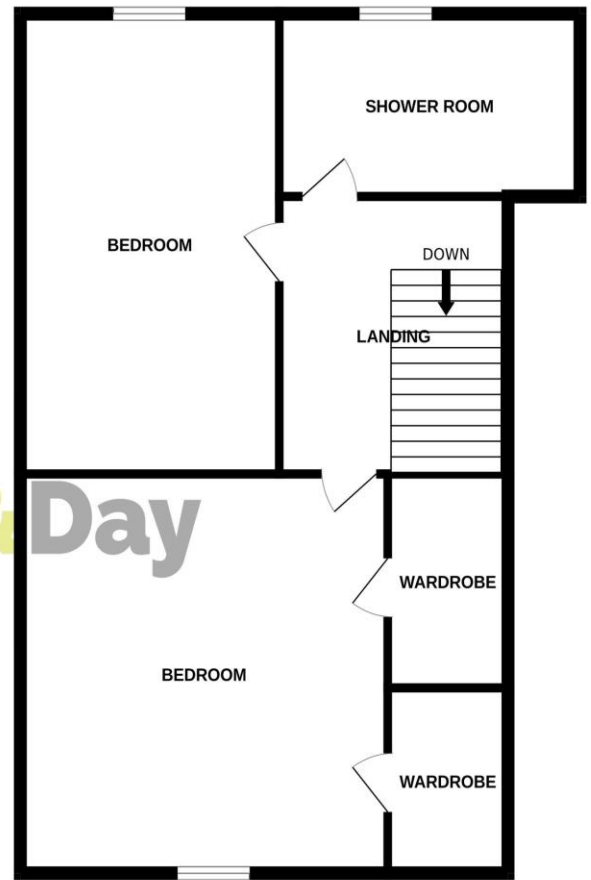




GROUND FLOOR



1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G			
Very energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC
			www.ec.europa.eu

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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