



£1,100 p.c.m

KEY TENURE:

EPC RATING: E

COUNCIL TAX BAND: C

Brewood Stafford

Providentia House 4, Newport Street Brewood
Stafford Staffordshire ST19 9DT



Oozing period charm and nestled in the heart of the highly sought after village of Brewood, Providentia House is an elegant residence offering attractive accommodation. The house accommodation spans 3 floors with a wrought iron Juliet balcony to the middle floor which is visually appealing and perfectly in keeping with the style of the property. Internally the accommodation is well proportioned with the majority of the ground floor offering a large open-plan living and dining kitchen. You will find a substantial living room occupying the whole of the first floor with two bedrooms and a bathroom to the upper floor. Externally the house has a charming rear courtyard ideal for al-fresco dining.

- PERIOD STYLE VILLAGE PROPERTY
- EXCEPTIONAL ACCOMMODATION OVER THREE FLOORS
- TWO RECEPTIONS ROOMS, CONTEMPORARY KITCHEN
- DOWNSTAIRS CLOAKROOM, CELLAR
- TWO BEDROOMS, CONTEMPORARY SHOWER ROOM, COURTYARD GARDEN
- DEPOSIT £1,100/ HOLDING DEPOSIT £253/ COUNCIL TAX BAND C

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Kitchen 10' 2" x 7' 0" (3.11m x 2.13m)

High spec fixtures and fitting including Quooker hot water tap and full compliment of appliances. Range of white wall and base mounted units with quartz work surfaces over with inset induction hob with chimney style extractor over and a double stainless steel oven. Integrated appliances include fridge/freezer, dishwasher and microwave. Freestanding washing machine located in utility cupboard.

Dining/ Living Area 13' 6" x 11' 7" (4.11m x 3.53m)

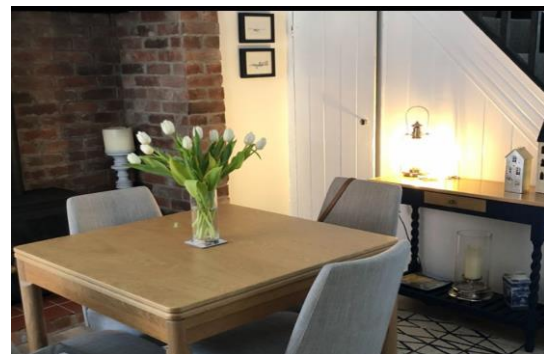
Having an inglenook fireplace with log burning effect gas fire inset with quarry tiled hearth, karndean flooring throughout, two sash windows and a stable door leading to the rear courtyard.

Cloakroom

Having a white suite comprising W.C., wall hung wash hand basin and boiler cupboard.

Rear Lobby

Having a side door providing access to a door to the cellar.



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Sitting Room 19' 11" x 13' 6" (6.06m x 4.11m)

Located on the middle floor which is access by a turned balustrading staircase, the sitting room has two sash windows proving a light and airy feel and a further window to the rear. There are double french doors opening onto a Juliette balcony with wrought iron balustrading. There is a modern log burning effect gas fire set to hearth.

Upper Floor Landing

There is a further staircase with turned balustrading rising to the upper floor landing with a sash window to the rear.

Bedroom 1 10' 4" x 7' 7" (3.15m x 2.32m)

Being a good sized double room with plenty of light, dual aspect and useful double built in wardrobe and additional airing cupboard.

Bedroom 2 14' 0" x 9' 4" (4.26m x 2.85m)

Having a sash window to the front elevation and a built-in double wardrobe.

Shower Room

Recently refitted with large walk in shower with glazed screening and fully tiled surround, heated towel rail, vanity unit with storage, WC and wash hand basin, window to the rear.

Externally

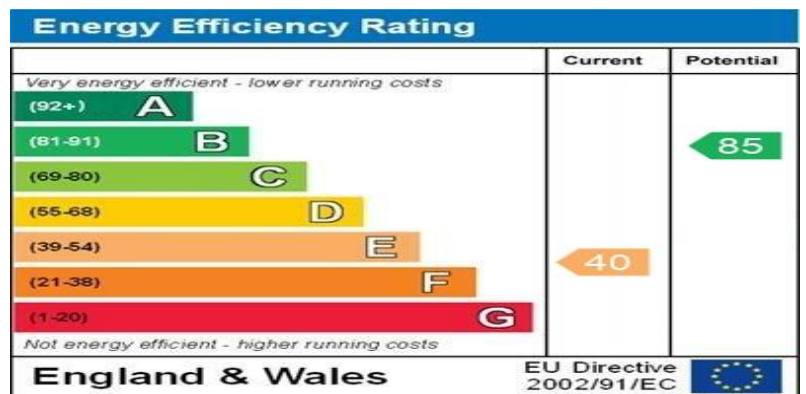
The property has a walled courtyard to the rear which is paved and which provides a charming external seating area. There is gated side access which leads to an alleyway to the street.

Cellar 1 13' 6" x 9' 0" (4.11m x 2.74m)

Both cellars have shelving and are ideal for additional storage as they are dry with radiators, electric points and lighting.

Cellar 2 13' 7" x 6' 5" (4.14m x 1.96m)





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