



£500,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: E

## Brewood Stafford

Telford Gardens Brewood  
Stafford Staffordshire



***If you're looking for a family sized home in this highly desirable village, then this deceptively spacious four bedroom detached home is likely to be ticking off all those boxes!***

Located in the ancient market town of Brewood steeped in history dating back to the Romans situated one mile south of the famous A5 Roman Road. Providing superb commuting links and an array of local amenities ranging from shops, restaurants, public houses and sought after schooling. Enjoying a prominent position on this very popular cul de sac being just a short walk to the centre, this outstanding opportunity has arisen and is sure to be popular. Being well presented, this detached home has an open plan refitted breakfast kitchen/ living space, a lounge and separate utility room, guest WC, four bedrooms and a refitted family bathroom. Externally is a low maintenance rear garden a garage/store and a driveway.

- Superbly Presented Detached Home
- Great Open-Plan Kitchen Living Space
- Four Bedrooms & Refitted Bathroom
- Good Size Utility & A Guest WC
- Sought After Village & Popular Schooling
- Ideal For The Family Purchaser

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4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

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## Canopied Porch

Providing an attractive & inviting entrance, having a composite double glazed entrance door leading through into the Entrance Hallway.

## Entrance Hallway

A spacious entrance hallway, having ceiling coving, engineered oak flooring, radiator, oak stairs off, rising to the First Floor Landing & accommodation, door to a useful storage cupboard, and internal door(s) off, providing access to;

## Guest WC

Recently fitted with a modern white suite comprising of a low-level WC, and a vanity style wash hand basin with cupboard beneath, and chrome mixer tap over. In addition, there is inset ceiling downlights, engineered oak flooring, radiator, and a double glazed window to the side elevation.



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## **Kitchen & Living Area** 20' 10" x 16' 10" (6.34m x 5.14m)

A stunning, substantial hub of the home, which in the kitchen area features a recently fitted modern & contemporary styled range of wall, base & drawer units with quality Quartz work surfaces fitted over, incorporating an inset sink with matching work surface splashback upstands and a contemporary style chrome mixer tap above, whilst also including a matching centre island/breakfast bar area with built-in wine racks, cupboards & drawers. Appliances include an integrated dishwasher, microwave & wine cooler, and having space to accommodate a Range style cooker with cooker hood over, and spaces for further kitchen appliances, and a dining table & chairs. In addition, there is engineered oak flooring, inset ceiling downlighting in the kitchen area, and a combination of pendant & wall lighting within the living area. There are two radiators, two double glazed windows to the side elevation, a double glazed window to the rear elevation, a double glazed door to the side elevation, and open-plan leading through to the Lounge.

## **Lounge** 15' 9" x 12' 11" (4.80m x 3.93m)

A spacious reception room featuring a stunning wood burning stove fire as focal point, and also having two radiators, ceiling coving, a double glazed sliding patio door to the side elevation, and a further double glazed sliding patio door to the rear elevation providing views and access to the rear garden.

## **Utility Room** 8' 8" x 8' 1" (2.64m x 2.46m)

A generous size utility room, which features a matching range of modern & contemporary styled wall & base units with fitted work surfaces over to two sides with matching splashback upstands, and incorporating an inset stainless steel sink with drainer & chrome mixer tap, with spaces beneath to accommodate appliances (e.g. washing machine & dryer). In addition, there is inset ceiling downlighting, ceramic tiled flooring, a radiator, extractor fan, internal door leading through into the integral Garage, and a further double glazed door to the side elevation.

## **First Floor Landing**

A pleasant galleried landing with feature banisters & hand rails, inset ceiling downlights, radiator, an access point to the loft space, a built-in storage cupboard, and internal doors off, providing access to;

## **Bedroom One** 11' 7" x 11' 1" (3.52m x 3.39m)

A double bedroom, having a double glazed window to the front elevation, and a radiator.





**Bedroom Two** 11' 7" x 8' 11" (3.54m x 2.71m)

A second smaller double bedroom, featuring built-in wardrobes, and having a double glazed window to the front elevation, and a radiator.

**Bedroom Three** 11' 6" x 6' 11" (3.50m x 2.12m)

Having a double glazed window to the rear elevation, and a radiator.

**Bedroom Four** 9' 5" x 8' 11" (2.87m x 2.73m)

Having a double glazed window to the rear elevation, a useful built-in wardrobe/storage cupboard, and a radiator.

**Bathroom** 8' 5" x 7' 10" (2.56m x 2.38m)

Fitted with a modern contemporary styled white suite featuring a tub bath with a chrome mixer-fill tap & aqua panelled sides, an additional adjacent aqua panelled double shower cubicle, a vanity style wash basin with cupboard beneath & chrome mixer tap over, and a low-level WC. In



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addition, there is inset ceiling downlighting, Karndean flooring, towel rail, extractor fan, and a double glazed window to the side elevation.

## Outside Front

The property sits behind a double width driveway laid to decorative stone covering with decorative blue brick borders, and providing access to the garage/store. A cut stone paved pathway, again with decorative blue brick borders provides pedestrian access to the front entrance door, continuing to the side of the property to provide access to the rear garden.

## Garage/Store 9' 3" x 8' 2" (2.81m x 2.49m)

A single integral garage having twin opening vehicle access doors to the front elevation, and an internal door leading to/from the Utility Room.

## Outside Rear

A further landscaped & low maintenance garden to the rear, having an artificial lawned garden area, a cut stone paved patio seating/outdoor entertaining area, a useful outside water supply tap, and is enclosed by panelled fencing.

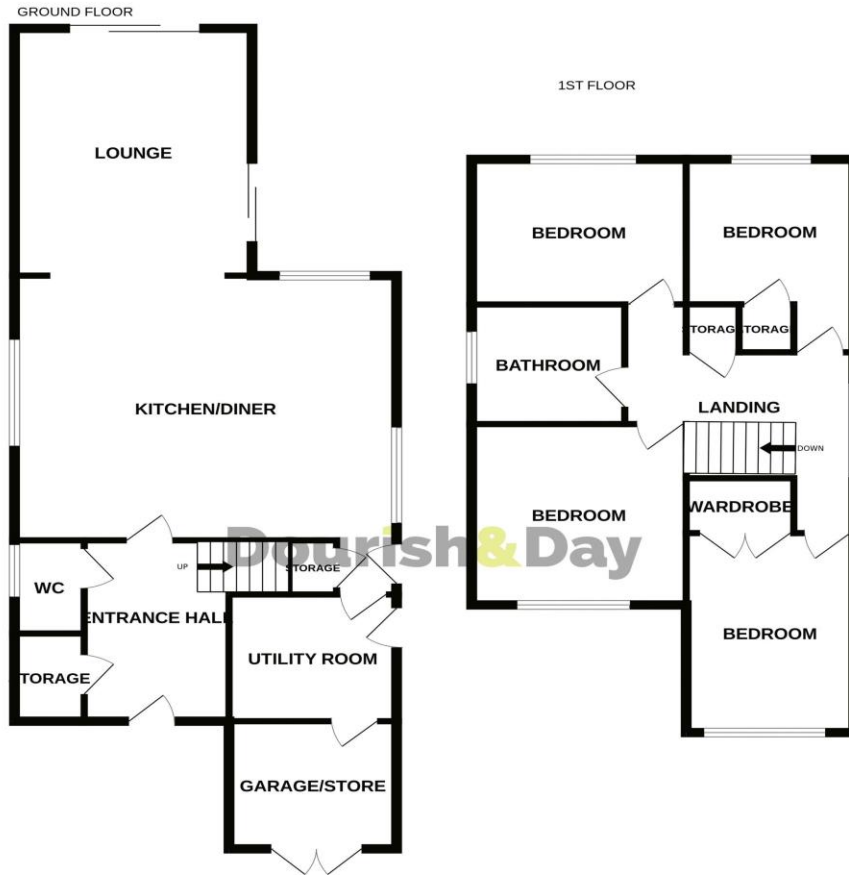


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Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	www.EPC4U.COM



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