



£280,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💰 COUNCIL TAX BAND: C

Brewood Stafford

Hall Farm Road Brewood
Stafford Staffordshire

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Exciting Opportunity to Create Your Dream Family Home! This semi-detached property is brimming with potential, located in one of the region's most sought-after villages, with a wealth of local amenities and excellent commuting links to Stafford, Telford, and Wolverhampton.

This home offers the perfect blend of convenience and charm. Don't miss your chance to make it your own: opportunities like this won't last long! Inside, you'll find a spacious lounge, dining room, and kitchen. The first floor features three bedrooms, a family shower room, and a separate WC. Outside, the home offers both front and rear gardens, a driveway, carport, and a garage for ample off-road parking. With vacant possession, this property is ready for its new owner—call us today to arrange your viewing!

- Three Bedroom Semi Detached Family Home
- Living Room, Dining Room & Kitchen
- Three Good Size Bedrooms Shower Room & WC
- Driveway, Carport, Garage & Private Rear Garden
- Located In A Highly Desirable Location
- No Onward Chain

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk



Entrance Hall

Accessed through a double glazed entrance door to the front elevation with double glazed side panels. There are stairs off, rising to the first floor landing & accommodation and a radiator.

Living Room 11' 1" x 16' 9" (3.39m x 5.10m)

A spacious reception room featuring an inset gas fire set within a brick surround on a tiled hearth. There is a radiator and double glazed windows to the front elevation.

Dining Room 13' 10" x 7' 5" (4.21m x 2.25m)

A second spacious reception room which has a useful understairs storage cupboard, a radiator, internal glazed French doors to the living room and a double glazed sliding patio door providing views and access out to the enclosed rear garden.

Kitchen 10' 8" x 9' 6" (3.25m x 2.89m)

Fitted with a matching range of wall, base and drawer units with fitted work surfaces over incorporating an inset 1.5 bowl sink/drainers with chrome taps, whilst having space for kitchen appliances. The room also benefits from having a pantry cupboard, splashback tiling to the wall surfaces, tiled effect flooring, a radiator, a double glazed window to the rear elevation, and a double glazed door leading into the attached carport.



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First Floor Landing

Having access to the loft space, a built-in airing cupboard and access to all bedrooms, separate WC & shower room.

Bedroom One 11' 1" x 9' 11" (3.37m x 3.03m)

A good sized double bedroom, featuring built-in triple wardrobes & furniture, a radiator and a double glazed window to the front elevation.

Bedroom Two 11' 1" x 8' 8" (3.38m x 2.65m)

A second double bedroom, having built-in double wardrobes & separate built-in wardrobe, a double glazed window to the rear elevation and a radiator.

Bedroom Three 8' 1" x 6' 7" (2.46m x 2.01m)

Having a fitted wardrobe, radiator and a double glazed window to the front elevation.

Shower Room 7' 10" x 5' 1" (2.40m x 1.55m) maximum length measurement

Fitted with a white suite comprising of a screened shower cubicle housing an electric shower and a wash hand basin. There are part-tiled walls, a radiator and a double glazed window to the rear elevation.

Separate WC 7' 2" x 2' 7" (2.18m x 0.79m)

Fitted with a low-level WC and having part-tiled walls and a double glazed window to the rear elevation.

Outside Front

The property is approached over a block paved driveway providing off-road parking and access to the carport. There is a lawned front garden area with a variety of mature plants & shrubs with hedging to the borders.

Carport

Having double timber gated access to the front elevation and further access to the rear elevation and garage.

Garage 17' 6" x 8' 4" (5.34m x 2.54m)

Having an up and over garage door to the front elevation, a glazed window and benefitting from both power & lighting installed.

Outside Rear

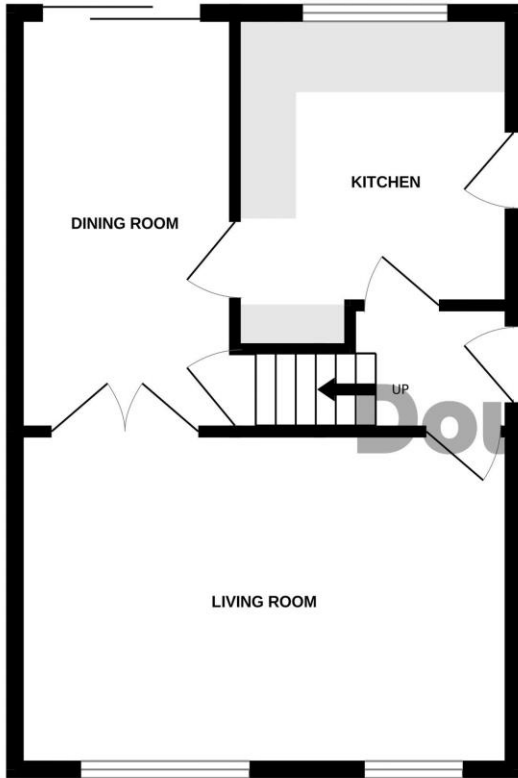
An enclosed rear garden which has an outdoor block paved seating area leading onto a lawned garden. There are a variety of established plants & shrubs and bordered by hedgerow.

ID Checks

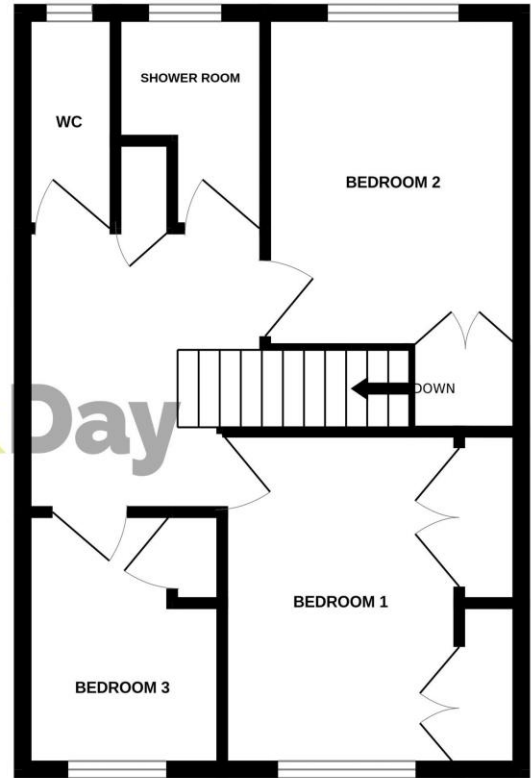
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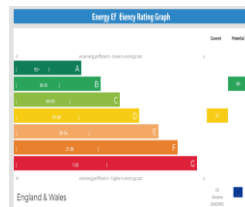
GROUND FLOOR



1ST FLOOR



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