



£325,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

Brewood Stafford

Rowan Grove Brewood
Stafford Staffordshire



Located in the ancient village of Brewood with exceptionally popular schooling, GP surgery, shops, restaurants, bus routes, great commuting links via the M6 & M54 motorways. Situated at the end of this delightful cul de sac, enjoying an enviable plot adjacent to fields.

A rare opportunity with this improved end terraced having further scope and potential with granted planning permission for a two storey side extension, further details available via Staffordshire County Council Public Access Ref:22/00325/FUL. Currently there are two bedrooms and a dressing room/nursery, first floor refitted shower room. To the ground floor there is an entrance porch, hallway, utility and guest W/c. L-shaped living room, separate dining room, extended and superb kitchen. Externally there is ample off road parking to the front while the rear has a generous lawn and main patio area in addition to the private second patio and detached home office.

- Improved & Well Presented Home
- Two Bedrooms & Dressing Room/Nursery
- Utility & Guest WC
- Generous End Plot With Ample Parking
- Detached Home Office/Workshop
- Refitted Kitchen & Shower Room

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 Porch

With stone tiled flooring, double glazed windows & door to front elevation, internal glazed door to;

Entrance Hall

With stone tiled flooring, a radiator, stairs to first floor and solid wood internal doors to;

Guest WC

With a low-level WC, pedestal wash basin with chrome taps, stone tiled floor, central ceiling spotlight and a radiator.

Utility 7' 3" x 3' 10" (2.21m x 1.16m)

With stone tiled flooring, space for a washing machine and a double glazed window to the front elevation.

Living Room 16' 7" x 15' 8" (5.06m x 4.78m) maximum length measurement

A dual aspect L-shaped living room with feature wood burning fire set in an exposed brick surround & feature wall, a radiator, door to dining room, archway to kitchen, double glazed window to front and double glazed sliding patiki door to rear patio.



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Dining Room 7' 10" x 7' 3" (2.40m x 2.22m)

With wooden flooring, ceiling spotlights, radiator and open-plan archway to kitchen.,

Kitchen 11' 9" x 9' 4" (3.59m x 2.85m)

A smart refitted kitchen with a range of base & eye-level units, fitted work surfaces incorporating a Belfast double sink with chrome mixer tap & tiled splashbacks, space for a Range cooker, integrated dishwasher, integrated fridge/freezer, stone tiled flooring, exposed brick feature walling, ceiling spotlights, double glazed window & door to rear.

First Floor Landing

Having an airing cupboard housing the gas central heating boiler, loft access hatch, double glazed window to rear, and internal solid wood doors to;

Bedroom One 10' 11" x 10' 7" (3.32m x 3.22m)

With a radiator, over-stairs storage cupboard, double glazed window to front elevation

Dressing Room 9' 5" x 8' 6" (2.88m x 2.58m)

With double glazed window to rear and internal door to bedroom two.

Bedroom Two 10' 0" x 6' 11" (3.04m x 2.10m)

With a radiator and double glazed window to the front elevation.

Shower Room 7' 8" x 4' 8" (2.33m x 1.42m)

A smart refitted shower room with a tiled shower cubicle & side screen, low-level WC, vanity style wash hand basin with cupboard beneath and a chrome mixer tap. There is stone tiled flooring, a radiator and a double glazed window to the rear elevation.

Outside Front

There is a double width gravelled driveway providing ample off-road parking with hedging to surrounds and timber access gate to rear.

Outside Rear

A good sized rear garden, being adjacent to fields with a paved patio seating area, majority laid to lawn with a gravelled border area and a selection of fruit trees. There is an additional side block paved private patio seating area with space for a shed, a variety of flowerbeds plants & shrubs and access to a study/workshop.

Workshop/Study 23' 9" x 9' 5" (7.23m x 2.86m)

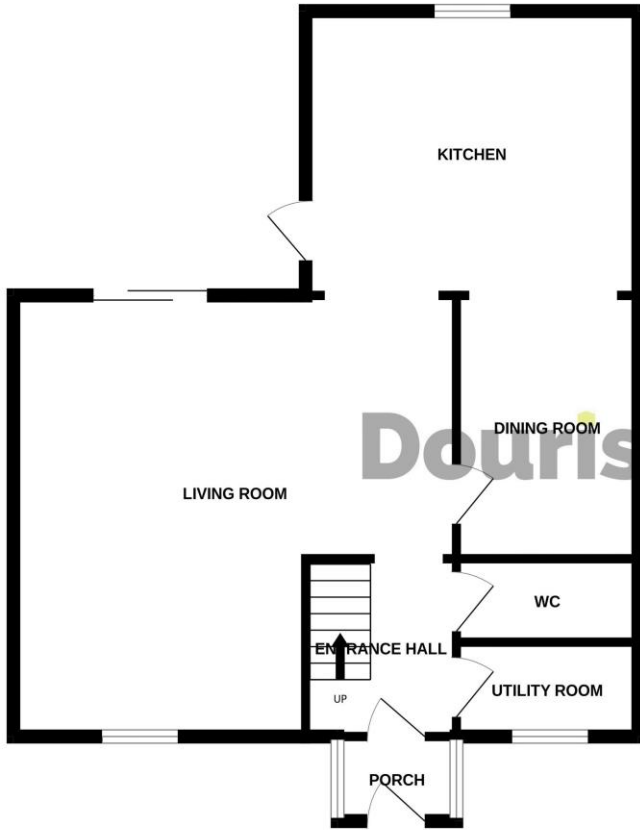
Insulated, with power & lighting. There are French doors to the front & three windows to the side.

ID Checks

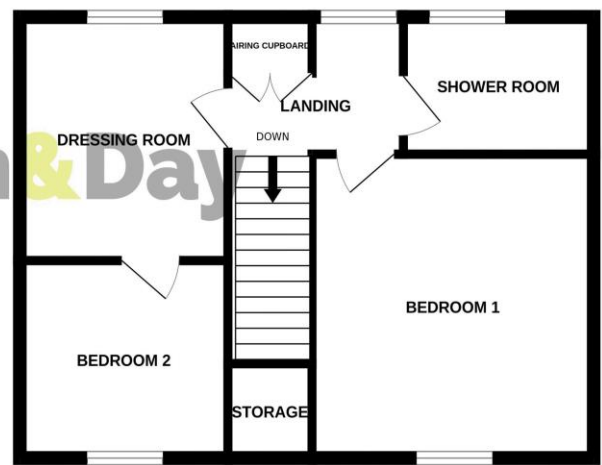
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GROUND FLOOR

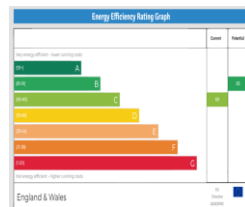


1ST FLOOR



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