



Pinetrees, Brereton  
Rugeley, WS15 1EQ

**£485,000**



# Brereton

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Paul Carr Estate Agents are pleased to present this beautifully maintained and thoughtfully extended four bedroom detached family home, ideally positioned within a quiet cul-de-sac in the highly sought-after village of Brereton, nestled in the market town of Rugeley.

Occupying a generous plot, this spacious residence offers versatile living accommodation throughout. The ground floor comprises a welcoming entrance hallway, L-shaped kitchen-diner complete with breakfast island, lounge, utility room, dining room, orangery with bi-folding doors, downstairs cloakroom, and a partially converted garage.

To the first floor, the property benefits from four well-proportioned bedrooms and three bathrooms, offering ideal family living and guest accommodation.

Externally, the property features a block-paved driveway with parking for multiple vehicles, complemented by a front lawn. The rear garden is a true highlight, landscaped to a high standard with a spacious lawn, a slabbed seating area, a fitted pergola, and gated access to the stunning Cannock Chase - an Area of Outstanding Natural Beauty.

This is a rare opportunity to secure a superb family home in a peaceful and prestigious village setting, with excellent transport links and access to well-regarded local schools.







## Property Specification

Situated Within Cannock Chase In The Desirable Village Of Brereton  
Four Generously Sized Bedrooms  
Three Bathrooms & Downstairs Cloakroom  
Extended Orangery With Lantern & Bi-Folding Doors  
Modern Fitted Kitchen With Breakfast Island

Lounge 19' 9" x 11' 9" (6.01m x 3.57m)

Kitchen-Diner 21' 5" x 17' 4" (6.53m x 5.29m)

Dining Room 12' 6" x 9' 10" (3.82m x 2.99m)

Orangery 14' 6" x 15' 11" (4.41m x 4.85m)

Utility 5' 5" x 5' 9" (1.64m x 1.76m)

Bedroom One 13' 10" x 13' 11" (4.22m x 4.25m)

Master En-Suite 9' 7" x 9' 3" (2.92m x 2.81m)

Bedroom Two 15' 11" x 9' 10" (4.86m x 2.99m)

En-Suite 4' 8" x 7' 0" (1.43m x 2.14m)

Bedroom Three 11' 7" x 9' 11" (3.52m x 3.02m)

Bedroom Four 9' 7" x 8' 0" (2.92m x 2.43m)

Family Bathroom 6' 1" x 6' 10" (1.86m x 2.09m)

Garage 6' 8" x 9' 1" (2.03m x 2.76m)

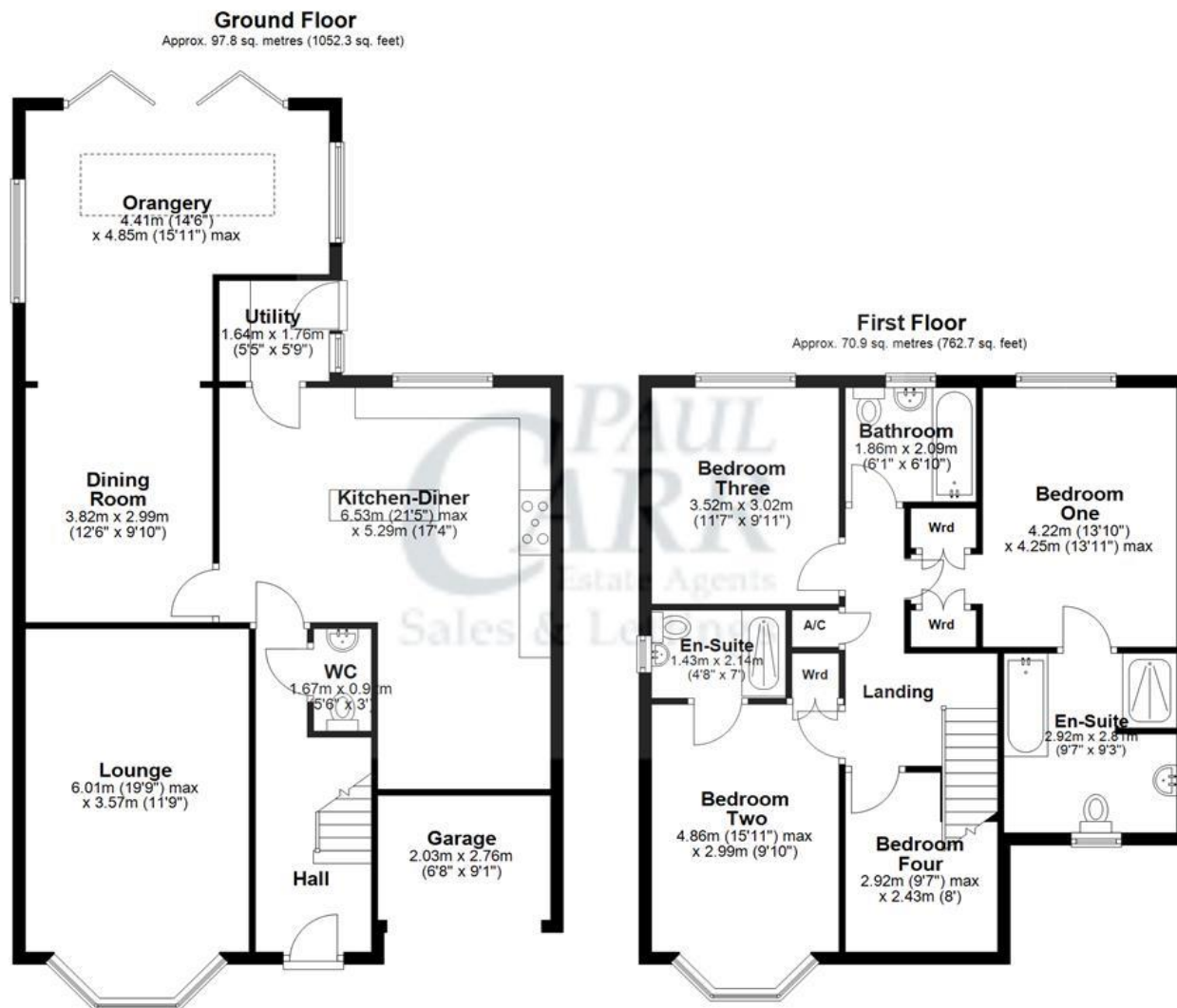
### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

Services connected: Gas, Electricity, Water, Drainage  
Council tax band: E  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 76 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

