



7 East Gate, Brewood, Stafford, ST19 9HY

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Ground Floor



Floor 1



Approximate total area[®]

2089.17 ft²

194.09 m²

Reduced headroom

1.51 ft²

0.14 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



This extended detached home is thought ideal for the family purchaser who wishes to live on small and intimate development standing within the sought after village of Brewood due to its convenience of independent shops, schools, bustling community and access to the countryside and A5 respectively.

With views towards Brewood Cricket Club the accommodation on offer enjoys an entrance hall, downstairs WC, living room, dining room, conservatory, breakfast kitchen, side entry with utility area, garage, 4 bedrooms, house bathroom, en-suite bathroom, a most pleasant rear garden and the driveway to the fore is complimented by a fore garden.

- Extended
- Village location
- Convenient to A5
- Garage
- Downstairs WC
- Utility area
- Ensuite
- Conservatory

The accommodation in further detail comprises...

Ground floor

Entrance hall which has composite front door with obscure glass, UPVC double-glazed window to the fore with obscure glass, radiator, staircase rising to the first floor and doors to...

Downstairs WC which has WC, heated towel rail, wash hand basin with vanity unit under, tiled flooring, part tiled walls and UPVC double-glazed window to the fore with obscure glass.

Living room which has an inset gas fire with feature surround and marble effect hearth, UPVC double-glazed window to the fore, X2 radiators and internal sliding double doors leading to...

Dining room which has a radiator, UPVC double-glazed window to the rear, internal door to the kitchen and sliding UPVC double-glazed doors to...

Conservatory which is of brick and UPVC construction and has the benefit of a radiator and ceiling light fan.

Kitchen which has a matching range of wall and base level units with work surfaces over, ½ bowl sink unit with mixer tap, boiling water tap, integrated dishwasher, separate four ring induction hob with extractor fan over, UPVC double-glazed windows to the rear, radiator, under stair storage cupboard and an internal door to...

Side passage which has a composite style front door to the front of the property and a side entrance door to the garage, plumbing for washing machine, space for dryer and wall mounted gas boiler.

Garage which has an up and over door to the front, single-glazed door to the rear, a range of storage units and the benefit of power and light points.

First floor

Landing which has a storage cupboard housing the hot water cylinder, hatch to roof space and doors to...

Bedroom which has a built-in wardrobe, UPVC double-glazed window to the fore and radiator.

Bedroom which has a radiator and UPVC double-glazed window to the side.

Master bedroom which has a matching range of fitted wardrobes and dressing table., radiator, UPVC double-glazed window to the rear, ceiling light fan and an internal door into...

Ensuite which has a panel bath with mixer tap and telephone style head unit over, WC, wash hand basin with vanity unit under, heated towel rail, shower cubicle, fully tiled walls, UPVC double-glazed window with obscure glass to the rear.

Bedroom which has a built-in wardrobe, fitted wardrobe, radiator and UPVC double-glazed windows to the front and side respectively.

House bathroom which has a P shaped panel bath with shower over, WC, wash hand basin with mixer tap and vanity unit under, heated towel rail, fully tiled walls and UPVC double-glazed window with obscure glass to the side.

Outside

To the front of the property is a driveway that allows off road parking.

The garden has a paved patio area and a lawn surrounded by pleasant flower and shrub borders.

EPC - TBC

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

Council Tax - Band F (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale)

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.



Also at
Ironbridge, Telford, Bridgnorth, Much Wenlock & Newport

