



Saredon House, 28 Stafford Street, Brewwood, Stafford, ST19 9DX

BERRIMAN
EATON

Saredon House, 28 Stafford Street, Brewood, Stafford, ST19 9DX

An exceptionally attractive period village residence providing well proportioned and extended accommodation which stands in the heart of the village and which benefits from a large garden to the rear. No off street parking.

LOCATION

Brewood is a picturesque village with a full complement of local facilities including a supermarket, convenience store with post office, delicatessen, butchers, bakery, public houses, restaurant and a highly regarded doctors surgery.

Motor communications are excellent with the A5, A41, M54, M6 and M6 (toll) all being easily accessible and facilitating travel to all of the important, local, shopping and commercial centres. The train station at Codsall provides direct services to both Shrewsbury and Birmingham and Stafford Train Station provides fast services to London Euston (from 73 minutes).

First class schooling is readily available with Brewood First and Middle Schools and St Dominic's Grammar School being situated within the village itself and Birchfield Preparatory School, Wolverhampton Grammar School, Stafford Grammar and Adams Grammar in Newport all being within easy reach and all being worthy of note.

DESCRIPTION

Saredon House is an attractive village house with an elegant, balanced three bay facade and accommodation of much note. The house was substantially extended some years ago to create ideal family accommodation with rooms of generous proportions and a particularly fine living / dining kitchen. The property has been well maintained and is well presented throughout with many character features now blending admirably with modern appointments,

The property benefits from a surprisingly large garden to the rear with a log cabin providing versatile further space which could be an ideal home office or fine garden room.

ACCOMMODATION

A panelled front door set within a formal surround opens into the LOUNGE which is a well proportioned room in size with a double glazed sash window to the front, cast iron solid fuel burning stove set within a recessed fireplace with granite tiled hearth and inset beam, exposed supporting beams, wooden flooring to part, an under stairs storage cupboard and access to the cellar. There is a SITTING ROOM with a double glazed sash window to the front and a decorative fireplace with tiled hearth with cupboards to either side, fitted shelving, ceiling beam and ceiling coving. The LIVING / DINING KITCHEN is a superb living area of much attraction. The entire room benefits from oak flooring, there are double glazed French doors and windows to the rear elevation with two double glazed windows and a door to the side, ample space for seating and dining together with a kitchen area with a range of fixed and freestanding units with butchers block working surfaces, space for a range style cooker with extraction chimney above, integrated ceiling lighting, ceramic double bowl sink, plumbing for a dishwasher, plumbing for a washing machine and a door to the CLOAKROOM with a white suite of WC and basin, tiled floor and a double glazed window.

A staircase rises from the lounge to the first floor landing with a double glazed sash window to the front and light tube. BEDROOM ONE is a superb double room in size with a vaulted ceiling and a double glazed window overlooking the rear garden. NB there would be ample space for the creation of an en-suite within this room should buyers so wish. BEDROOMS TWO AND THREE are both good double rooms in size and both have double glazed sash windows to the front and decorative, tiled fireplaces. BEDROOM FOUR is a good room in size with a double glazed window to the rear and the BATHROOM has a well appointed white suite with a panelled bath, WC, basin and bidet together with a walk in tiled shower, part tiled walls, tiled floor, a vaulted ceiling and a chrome towel rail radiator.

OUTSIDE

There is a delightful garden with gated pedestrian access to the side to Stafford Street. To the rear of the property is a covered BBQ terrace with brick paviour flooring which continues to the patio with the large, shaped lawn beyond. There are beautifully stocked beds and borders, a section of raised beds with a gravelled path. At the rear of the garden is a timber SUMMER HOUSE with picket fence surrounded courtyard to the front and a substantial log cabin which provides a fine garden room or potential home office with a principal room with timber flooring, walls and ceiling, double glazed side window, double glazed doors to the covered front terrace and electric light and power together with a storeroom to the side and the entire building has an intruder alarm system. There is no off street parking.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND C - South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.

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Price
£475,000

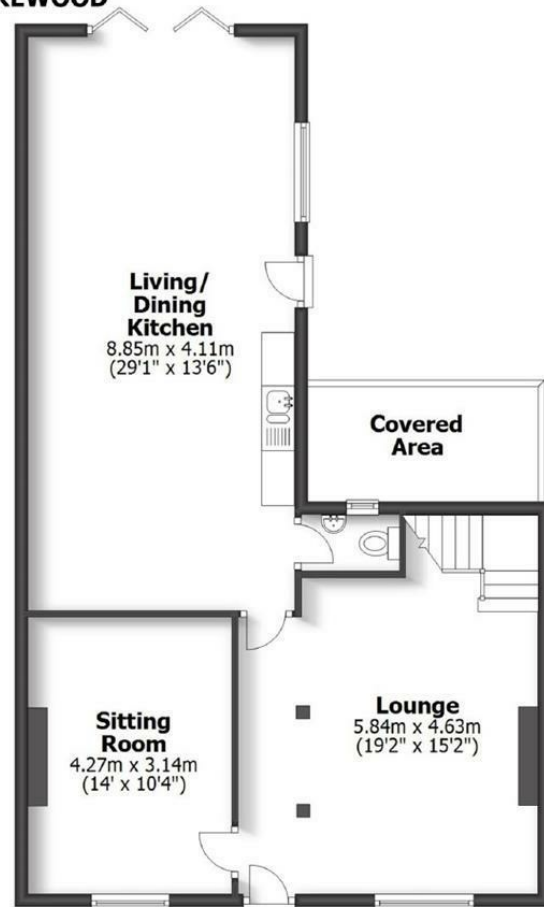
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

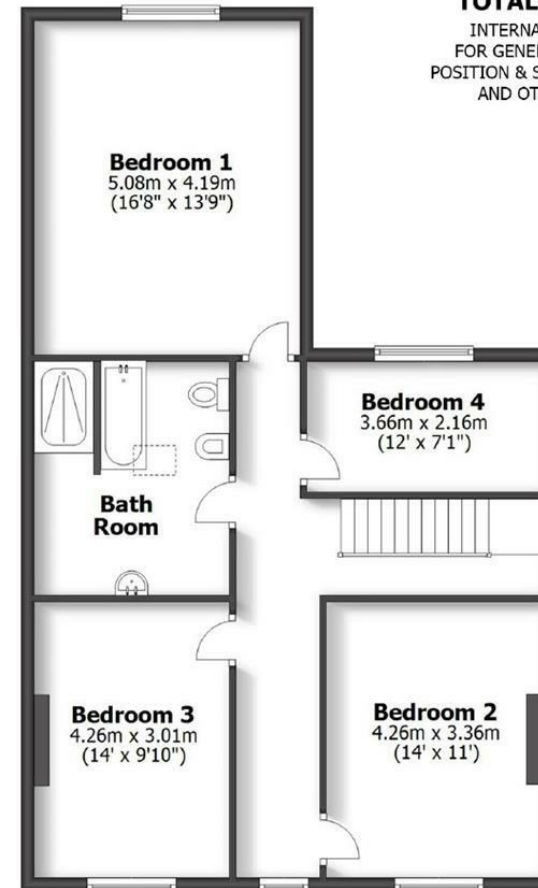


SAREDON HOUSE
28 STAFFORD STREET, BREWOOD

HOUSE: 160.8sq.m. 1730sq.ft.
 OUTBUILDING: 15.5sq.m. 167sq.ft.
TOTAL: 176.3sq.m. 1897sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

