



The Old Sweet Shop, 35 School Road, Brewood, Stafford, ST19 9DS

BERRIMAN
EATON

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A charming, period central village cottage providing deceptively spacious accommodation with a pretty garden to the rear standing in the heart of a particularly sought after and highly regarded South Staffordshire village.

*Recently Improved and updated *

LOCATION

The Old Sweet Shop stands in a prominent position in the centre of Brewood close to the superb setting of St Mary and St Chad's Church and is a landmark house that is particularly well viewed as you drive up Dean Street as it stands at the meeting of Dean Street, School Road and Church Road.

The village centre provides a full complement of local facilities which are ideal for everyday needs including excellent schooling with Brewood First and Middle Schools being within easy walking distance of the property itself.

The further and more extensive amenities afforded by Wolverhampton City and Stafford town centres are within reach as is the delightful village of Codsall and the area is well served by communications with the M54 and M6 being within convenient travelling distance and local rail services running from Codsall Station.

DESCRIPTION

The Old Sweet Shop is a charming, period village residence with an unusual, curved facade creating a house of much note which is a talking point within the village. Internally, the house provides accommodation which is deceptively spacious and which is belied by the property's compact exterior and there is a delightful, low maintenance garden to the rear.

The property benefits from a new bathroom which was fitted approximately two years ago, double glazed windows and gas fired central heating and has a lovely, warm and welcoming feel.

ACCOMMODATION

A panelled, double glazed and leaded front door opens into the superb PRINCIPAL RECEPTION ROOM which provides ample space for both seating and dining areas and which is a fine focal point to the home. The entire room has laminated flooring, there are two double glazed windows, coved ceiling, a decorative wall-mounted electric fire, fitted wall shelving and wiring for a wall-mounted television. There is a small INNER HALL with a cloaks and coats area and a door to the CELLAR which provides a useful storage area with electric light and wall shelving. The DINING KITCHEN is of an excellent size with a full range of wall and base-mounted cupboards, space for a gas cooker, stainless steel sink and double drainer, part tiled walls, tiled floor, wiring for wall-mounted television, double glazed side and rear windows and a door to the REAR HALL / LAUNDRY with double glazed windows, a door to the garden, tiled floor and a door to the CLOAKROOM with a white suite of pedestal basin and wc, double glazed window and tiled floor.

Stairs rise to the first floor landing. BEDROOM ONE is a good double room in size and has a double glazed window, ceiling beam and a range of built-in wardrobes with cupboards above. BEDROOM TWO is also a good double room in size with ceiling coving and ceiling beam, a double glazed window, a large walk-in wardrobe / storage cupboard and the BATHROOM has a panelled bath with handheld shower attachment, double shower cubicle with waterfall head and separate hose, WC, vanity unit with wash basin with cupboards beneath, sheet vinyl tiling to the walls, heated ladder towel rail, a double glazed window and a door to a DRESSING AREA with a double glazed window, wall shelving, a wall mounted Worcester Bosch boiler and a built in wardrobe.

OUTSIDE

The property benefits from a low-maintenance REAR GARDEN with a paved, circular patio with slate chip surround, an area of lawn, a further terrace to the rear, a large, timber garden shed, a cold water supply and pedestrian access to the side.

PLEASE NOTE

There is the potential opportunity for owners cars to enjoy safe and secure off road parking at no additional cost to the vendor - this can be discussed in more detail during viewings of the property with the current owners.

SERVICES

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND D – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows limited coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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Offers Around
£279,500

EPC: E

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.



THE OLD SWEET SHOP

35 SCHOOL ROAD, BREWOOD

HOUSE: 97.6sq.m. 1051sq.ft.
CELLAR: 9.1sq.m. 98sq.ft.
TOTAL: 106.7sq.m. 1149sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



