



Rose Gate, Engleton Lane, Brewood, Stafford, ST19 9DZ

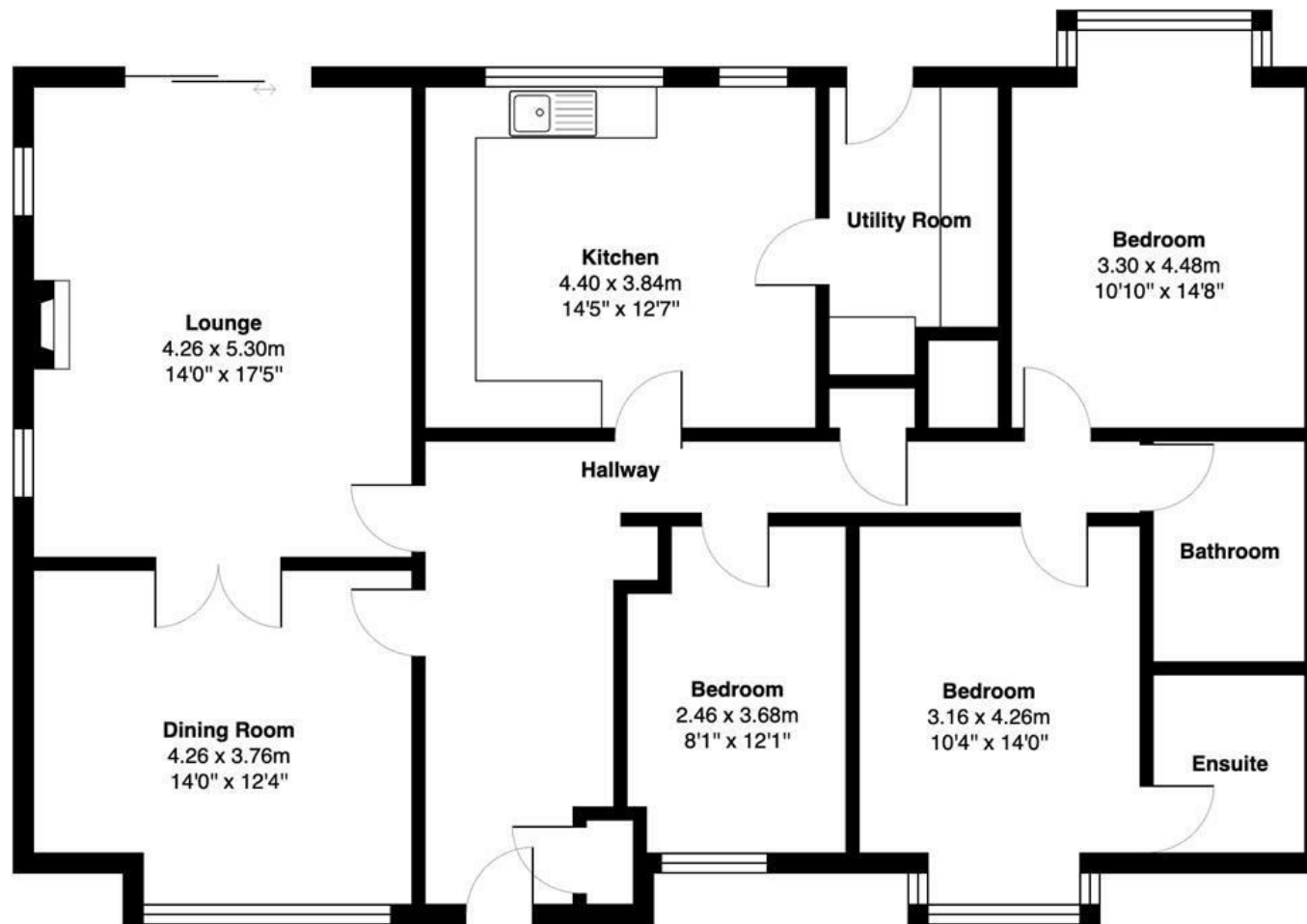
BERRIMAN
EATON





Rose Gate, Engleton Lane, Brewood, Stafford, ST19 9DZ

A substantial, single storey residence providing well proportioned, two reception room, three bedroom and two bathroom accommodation with ample off street parking, a detached double garage and a private garden to the rear, all within easy reach of the village centre.



Total Area: 129.3 m² ... 1392 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
 NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
 (PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

LOCATION

Rose Gate stands on the fringes of Brewood which is a thriving South Staffordshire village with a busy centre and active community. There is an old market square and a comprehensive range of shops catering for everyday needs together with a bank, doctors surgery, public houses and a highly regarded restaurant.

Communications are excellent with the A5 and A449 corridors being nearby facilitating access to Wolverhampton, Stafford and Telford with both the M6 and M54 being easily accessible providing fast access to the entire industrial West Midlands and beyond and there is good schooling available in both sectors.

DESCRIPTION

Rose Gate offers a rare opportunity to provide a well laid out and well proportioned bungalow which stands close to the heart of Brewood. The property enjoys comfortable living accommodation which is all arranged over a single storey with a wide frontage to Engleton Lane with a driveway to the side providing ample off street parking together with a detached double garage and a charming yet private rear garden.

Rose Gate has been well maintained over the years and benefits from double glazing and gas fired central heating.

ACCOMMODATION

A glazed and panelled front door with a double glazed window to one side opens into the HALL with glazed display shelved unit, ceiling coving, integrated ceiling lighting and a useful cloaks and storage cupboard. The LOUNGE is a well proportioned principal reception room with a light corner aspect with two double glazed windows to the side together with double glazed sliding patio doors to the garden, a living flame coal effect gas fire standing within a formal surround with marble hearth and slips, integrated ceiling lighting, coved ceiling and glazed double doors opening into the DINING ROOM which has a wide bank of double glazed windows to the front, ceiling coving and integrated ceiling lighting. The BREAKFAST KITCHEN has a full range of cream faced wall and base mounted cabinetry with butchers block effect working surfaces, a stainless steel four ring gas hob with filtration unit above and a range of integrated appliances including a double electric oven, fridge and dishwasher, a stainless steel sink unit, integrated ceiling lighting, two double glazed windows overlooking the rear garden and a door to the adjoining LAUNDRY with coordinating cupboards to those in the kitchen, plumbing for a washing machine, a wall mounted Worcester Bosch gas fired central heating boiler, a stainless steel sink and a part panelled and glazed garden door.

There is an INNER HALL with access to the roof space, ceiling coving, a linen cupboard with a hot water cylinder and slatted shelving and a shelved storage cupboard.

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The PRINCIPAL SUITE has a double bedroom with a comprehensive range of fitted bedroom furniture including ample wardrobe space, coordinating bedside chests, cupboards above the bedhead recess and a chest of three drawers, a square, walk in double glazed bay window to the front, integrated ceiling lighting and an EN-SUITE BATHROOM with a fitted white suite with a panelled bath with shower over and a vanity unit with WC with concealed flush and inset wash basin with cupboard beneath, a double glazed window to the front, part tiled walls and a chrome towel rail radiator. BEDROOM TWO is a double room in size with a comprehensive range of fitted bedroom furniture with ample wardrobe space, coordinating bedside chests with cupboards above the bedhead recess and a kneehole dressing table with chests of drawers to either side, a walk in square double glazed bay window overlooking the rear garden and integrated ceiling lighting. BEDROOM THREE is also a good room in size with a double glazed window to the front and the BATHROOM has a well appointed white suite with a panelled bath, vanity unit with WC with concealed flush and inset wash basin with cupboard beneath together with a separate fully tiled corner shower with waterfall head and separate hose, part tiled walls with mosaic dado relief, a double glazed side window, a fitted storage cupboard, a wall mounted Dimplex electric convection heater and a chrome towel rail radiator.

OUTSIDE

Rose Gate stands behind a wide frontage to Engleton Lane with a DRIVEWAY laid in tarmacadam to one side providing ample off street parking. Paved paths lead to the front door and there is a gravelled terrace and a rockery garden to the front. The DETACHED GARAGE has a remote controlled roller shutter door, concrete floor, electric light and power, side windows and a courtesy door to the garden.

Secured, gated access from the drive leads to the delightful REAR GARDEN with a shaped lawn with well stocked and matured beds and borders together with a resin set terrace with patio laid in brick paviours providing a lovely external seating area.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – 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 date coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

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

The long term flood defences website shows there is a very low chance of flooding.

Offers Around £549,950

EPC: D

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.







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