



23 Vicarage Road, Brewood, Stafford, ST19 9HA

**BERRIMAN**  
**EATON**

## 23 Vicarage Road, Brewood, Stafford, ST19 9HA

A beautifully presented semi-detached family home with extended accommodation to the ground floor incorporating an outstanding living kitchen standing close to the centre of a highly regarded South Staffordshire village with planning permission previously granted for substantial ground and first floor alterations.

### LOCATION

Vicarage Road is a popular address standing close to the centre of Brewood within easy walking distance of the wide ranging local facilities available within the village itself. There is easy travelling to the centres of both Wolverhampton and Stafford and communications are excellent with rail services running from Codsall Station with direct connections to Birmingham and the M54 facilitating fast access to Shrewsbury, Birmingham and beyond.

The area is well served by schooling in both sectors with Brewood First and Middle Schools and St Dominic's Grammar School being in the village itself, all of which are of high repute.

### DESCRIPTION

23 Vicarage Road is a fine, family home with an attractive, traditional bay fronted elevation and skilfully extended accommodation to the ground floor which has created a beautiful living kitchen which is the focal point of the main living space. The entire home is superbly presented throughout and has been finished to a high standard to both ground and first floors.

The property was extended in 2019 / 2020 to the ground floor and planning permission was also granted for the orangery extension to run across the entire width of the house to the rear and for the creation of a fourth bedroom, cloakroom and laundry out of the existing garage space together with a first floor extension to create a large third bedroom and an en-suite shower room to the main bedroom.

### ACCOMMODATION

A double glazed front door opens into the double glazed PORCH with laminated flooring and a part glazed front door with matching side panel opening into the HALL with laminated flooring and a contemporary staircase with chrome balustrading rising to the first floor and a useful understairs cloaks and storage cupboard. There is a bay fronted SITTING ROOM with a walk in double glazed bay window to the front, a contemporary hole in the wall wood burning stove with tiled hearth beneath and beam over mantle and the focal point of the ground floor is the outstanding LIVING KITCHEN. The kitchen area has a full range of wall and base mounted cabinetry with quartz working surfaces, a range of integrated appliances including a four ring stainless steel gas hob with stainless steel extraction chimney above, a double oven, a fridge and a fridge freezer and a dishwasher, an undermounted Villeroy and Boch ceramic sink and a double glazed French door to the garden. There is a sitting area with a contemporary, hole in the wall log burning stove with mantle beam above together with wiring for a wall mounted TV above and the dining area is containing within the ORANGERY extension with a double glazed roof lantern ceiling and two sets of double glazed bifold doors to the garden. The entire living kitchen has laminated flooring, double glazed windows overlooking the rear garden and integrated ceiling lighting.

The staircase from the hall rises to the first floor galleried landing with a double glazed window to the side and access to the roof space. BEDROOM ONE is a good double room in size with a double glazed window overlooking the rear garden and a wide bank of fitted wardrobes. BEDROOM TWO is also a good double room in size with a walk in double glazed bay window to the front and a built in double wardrobe with cupboards above. BEDROOM THREE is a good room in size with a double glazed front window and the BATHROOM has a well appointed Villeroy and Boch white suite with a panelled bath with shower over with waterfall head and separate hose and a wall mounted Villeroy and Boch WC together with a wall mounted vanity unit with wash basin with drawers beneath, tiled walls and floor, a backlit sensor wall mirror over the vanity unit, a double glazed window, integrated ceiling lighting and a chrome towel rail radiator.

### OUTSIDE

23 Vicarage Road stands behind a shielded frontage with a DRIVEWAY laid in brick setts providing ample off street parking, a shaped front lawn and a well matured evergreen boundary.

There is a GARAGE with ledged and glazed double doors, concrete floor, electric light and power and plumbing for a washing machine together with a wall mounted gas fired central heating boiler and an internal doors to the living kitchen.

To the rear of the property is a superbly landscaped GARDEN with a patio to the rear of the house laid in brick paviours, a shaped lawn beyond and a decked rear terrace providing a superb external seating and BBQ area. There are stocked beds and a timber garden shed.

### PLANNING PERMISSION

Planning permission was granted by South Staffordshire Council for "Single storey rear extension, first floor side extension, new porch, elevational alterations."

Application Number: 18/00823/FUL

Decision Date: 8th January 2019

Part of this planning permission was implemented by the construction of the Orangery.

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.

#### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

#### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

#### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

#### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

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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.



**23 VICARAGE ROAD  
BREWOOD**

HOUSE: 96.7sq.m. 1041sq.ft.  
 GARAGE: 10.5sq.m. 114sq.ft.  
**TOTAL: 107.2sq.m. 1155sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



