



32 Newport Street, Brewood

An Individually Designed Three Bedroom Detached House In A Private & Secluded Position, Yet In The Heart Of This Popular Market Town Known As Brewood In Staffordshire

32 Newport Street, Brewood, Stafford, ST19 9DT

Asking Price: £475,000

Tenure: Freehold

Council Tax: Band E – South Staffordshire

EPC Rating: E (47)

Total Floor Area: 1442sq feet (134.0sq metres) Approx.

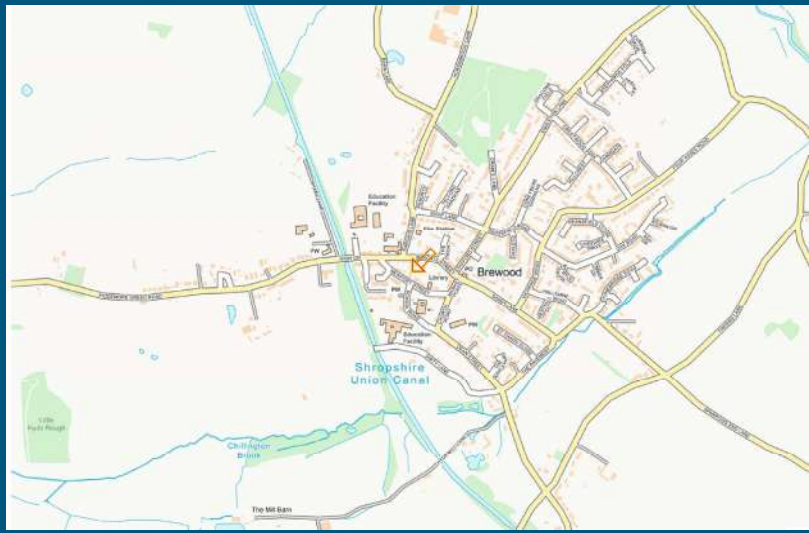
No Upward Chain

Situated in a prime position just off School Road, 32 Newport Street occupies a most private position being set back from the road, yet set within easy walking distance to the centre of Brewood and the wide range of facilities therein, making this individually designed detached property a most valuable location!

The accommodation which is at approx. 1442sq feet, has been well maintained over the years to create the charm and appeal of a character property whilst offering a versatile interior with a host of distinctive features. Designed to utilise the maximum space, the gas centrally heated and double glazed accommodation includes welcoming reception hall with a feature c-shaped staircase to first floor, an 18ft open living room with adjoining dining room & double glazed conservatory and a fitted breakfast kitchen. Adjacent to the kitchen is a fitted cloakroom and internal access to the garage. The ground floor also has the benefit of a downstairs bedroom or sitting room, perfect for buyers requiring a property with bedroom accommodation on both floors. On the first floor the galleried landing leads to two double bedrooms, both having built in wardrobes and the bathroom has been fitted with a smart white suite. At the front of the property is a driveway leading to a gravelled parking bay and of course the garage at side. A further selling point of the property is the fully stocked rear garden which not only provides a most pretty outlook, maintains the maximum privacy. The exterior also offers a utility/ garden room which could be used for a multitude of porpoises.

Although enjoying a rural aspect, Newport Street is convenient for a number of amenities including excellent schooling (St Marys & St Chad's First School, St Dominic's Grammar School & further schooling in both sectors), popular restaurants & public houses and a variety of local shops. Brewood is also convenient for superb transport links having the A41, A449 and the M54 motorway M6 (toll) all within easy reach.

Viewing is highly recommended to appreciate this unique opportunity which is also offered with No Onward Chain.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS

Reception Hall: 12'4 (3.76m) x 9'4" (2.85m)

Composite double glazed front door, radiator, oak stripped flooring, C-Shaped staircase to first floor, built in storage cupboard and double glazed opaque window to front.

Living Room: 18'0" (5.49m) x 11'9" (3.59m)

Feature stone fireplace & hearth with gas coal fire, radiator, coved ceiling, wall light points, double glazed window to front, internal double glazed floor to ceiling window with door to conservatory and open archway to:

Dining Room: 9'1" (2.76m) x 8'8" (2.64m)

Radiator, coved ceiling and double glazed window to rear.

Conservatory: 10'6" (3.20m) x 9'10" (3.00m)

Radiator and double glazed double doors to rear garden.

Kitchen: 13'6" (4.12m) x 8'8" (2.64m)

Fitted with a matching suite of light units comprising stainless steel 1½ drainer sink unit with mixer tap, a range of base cupboards & drawers with matching worktops, coved suspended wall cupboards, built in oven, dishwasher & 4-ring gas hob with extractor hood over, plumbing for washing machine, radiator, tiled flooring, coved ceiling and double glazed window to rear with matching PVC door.

Fitted Cloakroom: 4'8" (1.42m) x 3'0" (0.93m)

Recessed WC, sink unit, chrome heated towel rail / radiator, part tiled walls, ceramic tiled flooring, extractor fan and double glazed opaque window to rear.

Garage: 15'0" (4.57m) x 8'4" (2.55m)

Side opening garage doors, shelving, suspended wall cupboards, power and lighting.

Downstairs Bedroom/ Sitting Room: 10'3" (3.12m) x 9'4" (2.85m)

Radiator, built in floor to ceiling double wardrobes and double glazed window to front.

First Floor Galleried Landing: Radiator, coved ceiling, loft hatch and double glazed picture window to front.

Bedroom One: 13'1" (4.00m) x 11'6" (3.50m)

Fitted with full length built in wardrobes, radiator, storage into eaves and double glazed window to rear.

Bedroom Two: 12'0" (3.65m) x 10'10" (3.30m)

Fitted with full length built in wardrobes, radiator, separate storage cupboard, wall light points, storage into eaves and double glazed window to rear.

Bathroom: 8'8" (2.65m) x 6'7" (2.00m)

Fitted with a white suite comprising panelled bath with screen, power shower & separate spray, low level WC, pedestal wash hand basin, radiator, part tiled walls, recessed ceiling spotlights, vinyl flooring, double glazed opaque windows to rear and airing housing wall mounted gas fired central heating boiler.

Rear Garden: A mature and fully stocked rear garden with shaped paved patio overlooking lawn, raised rockeries & flowering borders with a variety of shrubs and trees, surrounding walling and **Garden Stores / Utility: 11'6" (3.50m) x 4'11" (1.50m)** Built in base cupboards, suspended wall cupboards, worktops and double glazed windows and door to side.







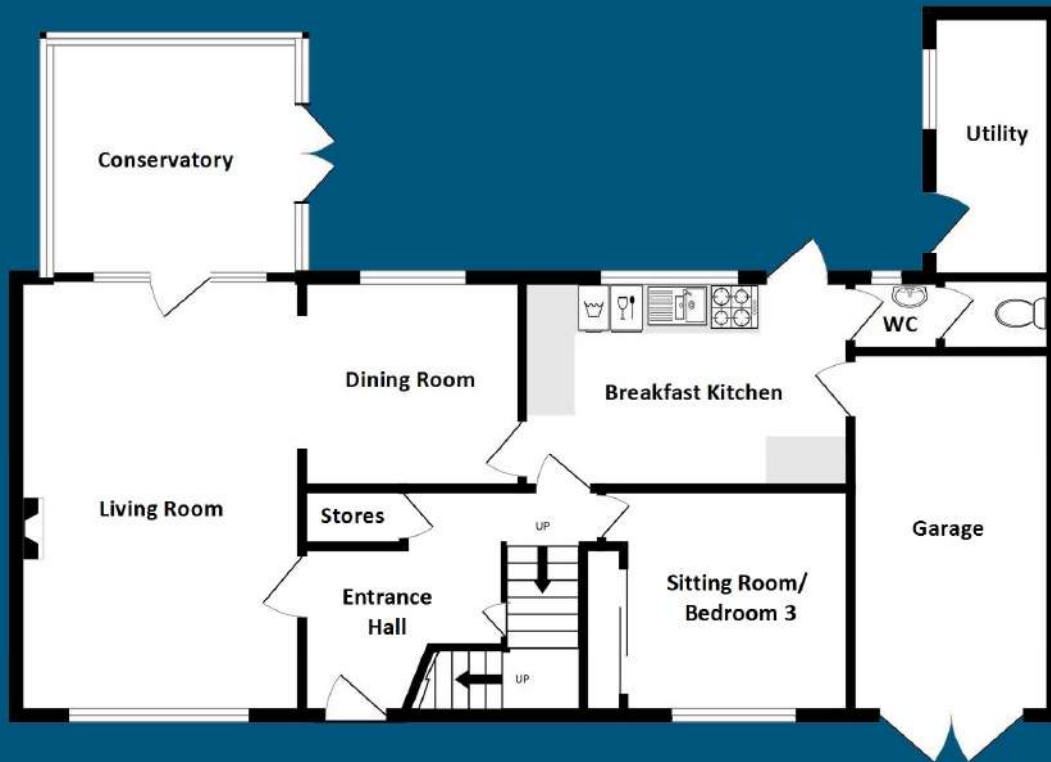












Ground Floor

Approx.: 936sq feet (87.0sq metres) Approx.

Total Floor Area: 1442sq feet
(134.0sq metres) Approx.



First Floor

Approx.: 506sq feet (47.0sq metres) Approx.

PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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