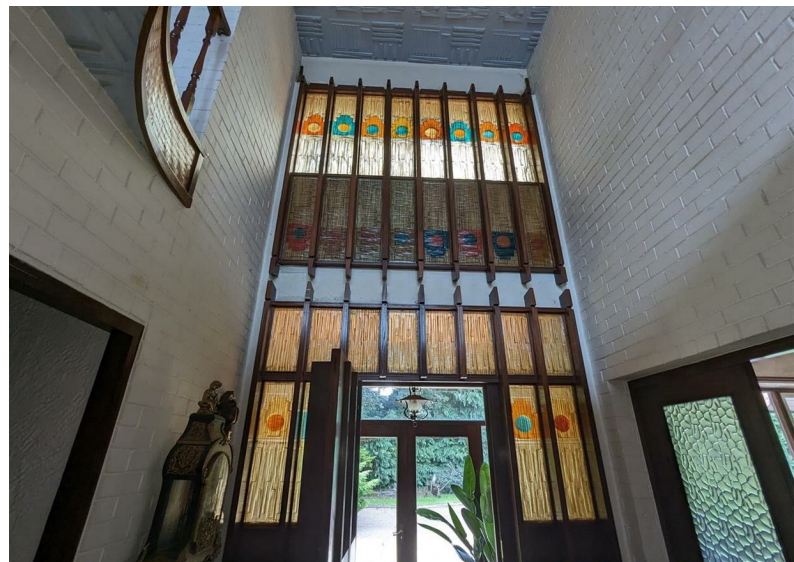




Walton Lane, Stafford, ST17 0TT
Asking Price £800,000

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Asking Price £800,000



Property Overview

Welcome to The Shingles, in the beautiful surroundings of Brocton, situated opposite the Brocton Hall Golf Course. The location and plot size are the key elements of this sale. The property is on a large plot, of approximately 0.6 Acres. The Shingles has massive potential for redevelopment and/or extension of the current building. There was previously planning approved for three detached houses on the land. Alternatively, The Shingles is the perfect location for a forever home for a family or couple.

The desirable area of Brocton, Staffordshire, is located approximately four miles from Stafford Town Centre. Brocton describes itself as the Gateway to Cannock Chase, an Area of Outstanding Natural Beauty, and a Site of Special Scientific Interest. Shingles is also well situated for transport links into Stafford, Lichfield, Birmingham, and London. The M6 Toll, M6, A5 and A38 are also within easy reach. Well renowned schools are also within the area including Stafford Grammar School, Newcastle under Lyme School, Yarlet and Denstone College.

Viewings are highly recommended to appreciate the scope of the land and potential.

The Shingles comprises of:

Approach:

Having Automated Security Gated Entrance opposite Brocton Golf Course and off-Road parking
Double Garage: 5.09m x 4.93m

GROUND FLOOR:

Entrance Porch: 2.28m x 1.53m

Hallway: 6.21m x 2.41m

Living Room: 4.98m x 4.12m

Ground Floor Shower Room with Shower, WC, and hand basin: 2.52m x 1.80m

Ground Floor Cloakroom: With W.C and hand basin. 2.01m x 0.99m

Reception Room: 6.29m x 4.09m

Dining Room: 3.45m x 3.67m

Breakfast Room / Bar Area: 9.42m x 4.56m (with underfloor heating)

Kitchen Diner: 6.69m x 4.11m

Utility Room: 5.04m x 2.14m

Double Garage: 6.12m x 4.93m

FIRST FLOOR:

Stairs & Landing: 6.29m x 3.42m leading to balcony area.

Balcony Area: 6.85m x 2.34m

Bedroom One: 4.82m x 3.91m

Bedroom Two: 4.76m x 3.55m

Bedroom Three: 4.78m x 2.20m

Upstairs Bathroom: W.C. Countertop wash basin. Oval bath with shower attachment. 3.92m x 2.55m

EPC - C
Council Tax Band G- Stafford Council

Disclaimer

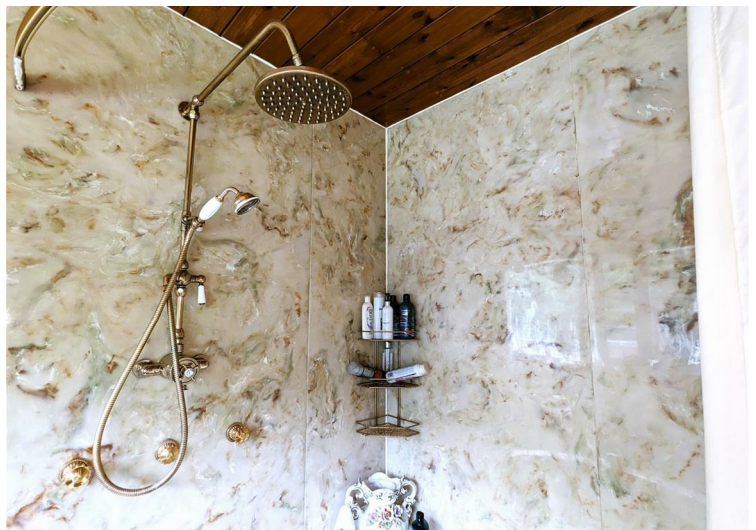
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that any item is included for sale with the property.

TENURE
Freehold

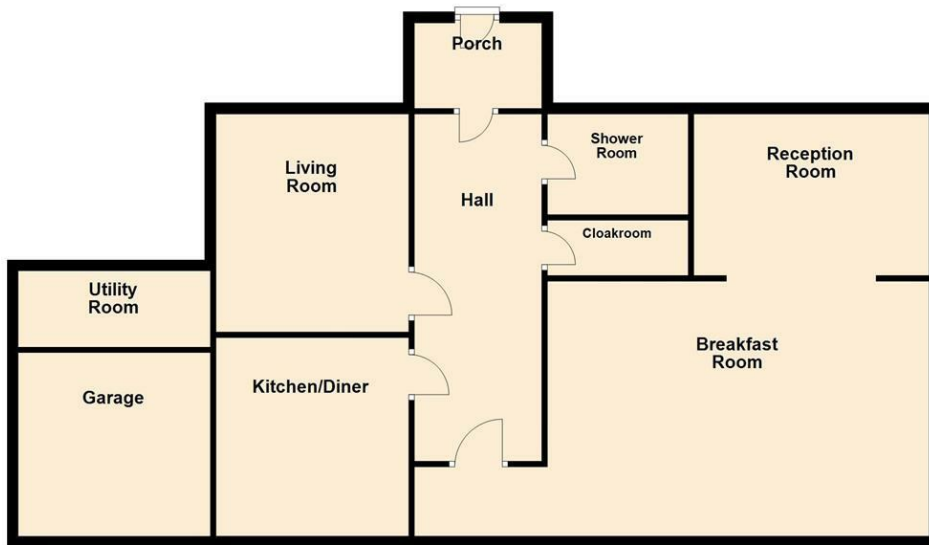
POSSESSION
Vacant

VIEWING
Viewing strictly by appointment through Genie Homes

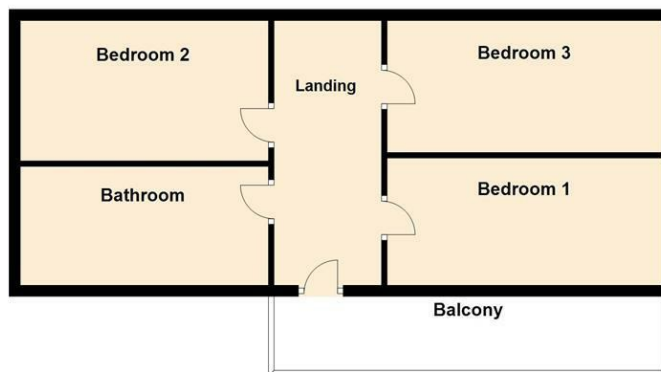




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



First Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



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