



Walton Lane, Stafford, ST17 0TT
Offers In The Region Of £775,000

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Property Overview

Welcome to The Shingles

Nestled in the idyllic surroundings of Brocton, The Shingles enjoys a prime location directly opposite the renowned Brocton Hall Golf Course. This unique property boasts a generous plot of approximately 0.6 acres, offering exceptional potential for redevelopment, extension, or the creation of a bespoke forever home.

Previously, planning permission was granted for three detached houses on the land, further highlighting the versatility and scope of this opportunity. Alternatively, The Shingles is perfectly suited for a family or couple seeking a dream home in an outstanding location.

Brocton, often referred to as the "Gateway to Cannock Chase," is a sought-after area within Staffordshire. Cannock Chase is both an Area of Outstanding Natural Beauty (AONB) and a Site of Special Scientific Interest, offering stunning landscapes and a wealth of outdoor activities. The property is conveniently located just four miles from Stafford Town Centre and benefits from excellent transport links to Stafford, Lichfield, Birmingham, and London. The M6 Toll, M6, A5, and A38 are all easily accessible.

The area is also home to several highly regarded schools, including Stafford Grammar School, Newcastle-under-Lyme School, Yarlet School, and Denstone College, making it an ideal location for families.

Viewings are strongly recommended to fully appreciate the potential and scope of this remarkable property.

Property Details

Approach:

The property features an automated security-gated entrance, ample off-road parking, and a 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

Shower Room: Includes a shower, WC, and hand basin (2.52m x 1.80m).

Cloakroom: Includes WC 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

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

Balcony: 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

Bathroom: Includes WC, countertop wash basin, and oval bath with shower attachment (3.92m x 2.55m).

Additional Information

Energy Performance Certificate (EPC): Rated C

Council Tax Band: G (Stafford Borough Council)

The Shingles offers a rare opportunity to acquire a property with outstanding development potential in a highly desirable location. Don't miss the chance to make this property your own—schedule your viewing today!

Disclaimer

Disclaimer - These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

TENURE

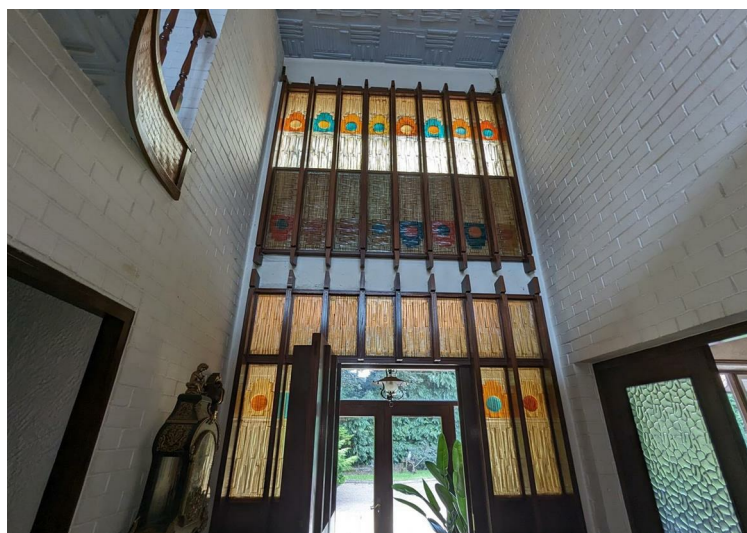
Freehold

POSSESSION

Vacant

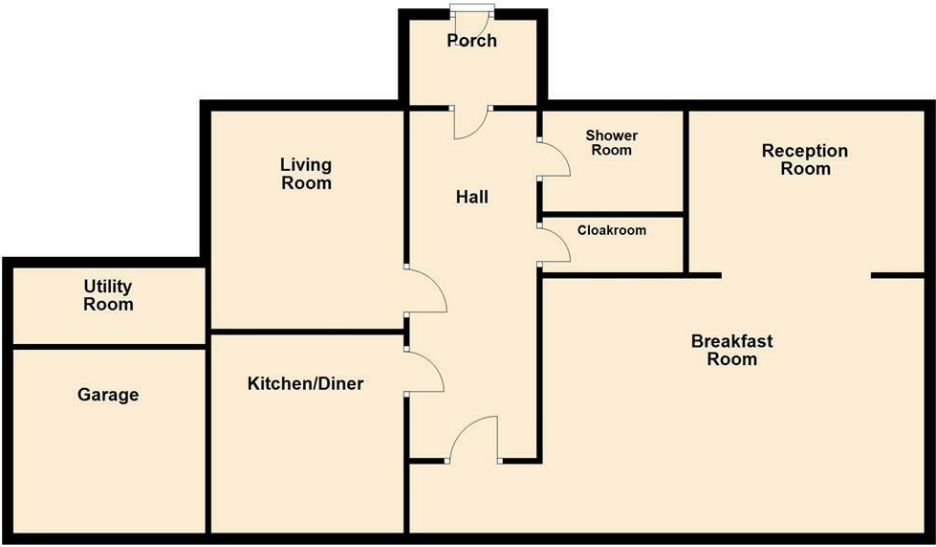
VIEWING

Viewing strictly by appointment through Genie Homes

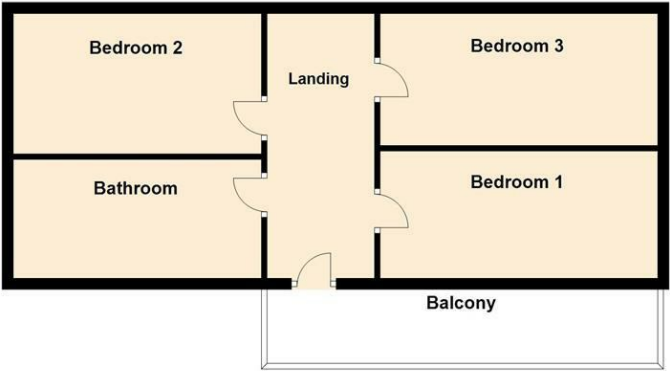




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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



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