

Bartlams.

12 School Road, Brewood - ST19 9DS

£300,000







12 School Road

Brewood, Stafford

Set within a private position as the middle cottage in an extremely pretty terrace of just three cottages, in the heart of the highly regarded village of Brewood, this beautifully presented three-bedroom home is just a stone's throw from the village centre and offered with NO ONWARD CHAIN. The local schools, shops and historic St Mary and St Chad's Church are all within easy walking distance, making this a particularly appealing location for those seeking village living with everyday amenities close at hand.

The property has benefited from a comprehensive refurbishment of its Victorian structure by the current owners, which included a re-roof. The internal walls and ground floor were also insulated as part of the improvements. The property retains some lovely period features, including original sash windows to the kitchen and front bedroom. An electrical safety certificate has also been obtained within the last year.

Internally, the property offers well-proportioned and versatile accommodation arranged over three floors. The modern kitchen is positioned to the front of the property and enjoys lovely views through its original sash window. It is fitted with a range of units, marble worktops and incorporates a gas hob, oven, one-and-a-half bowl sink and plumbing for a washing machine. A door leads through to the entrance hallway, where stairs rise to the first floor and a further door provides access to a convenient downstairs WC.





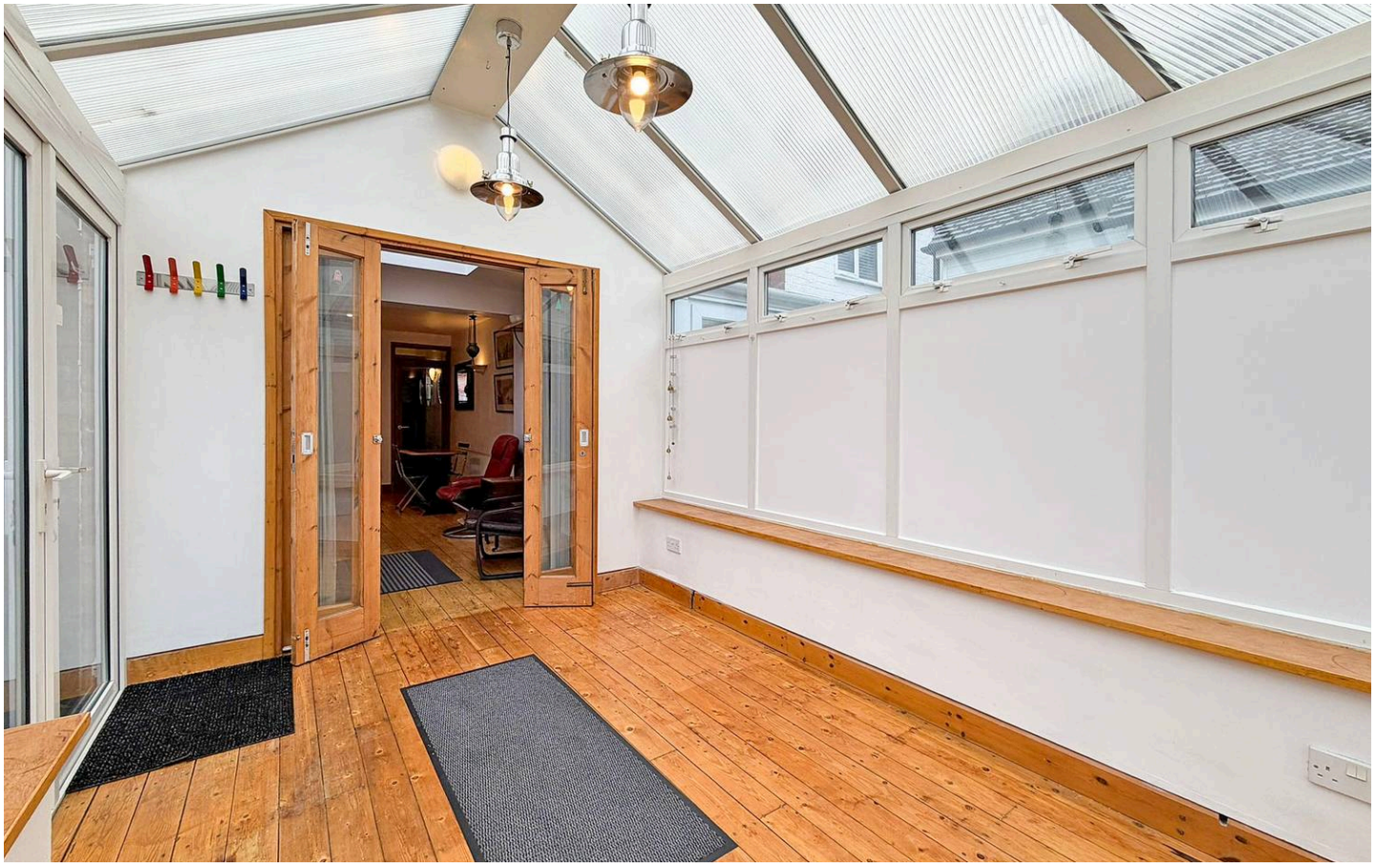


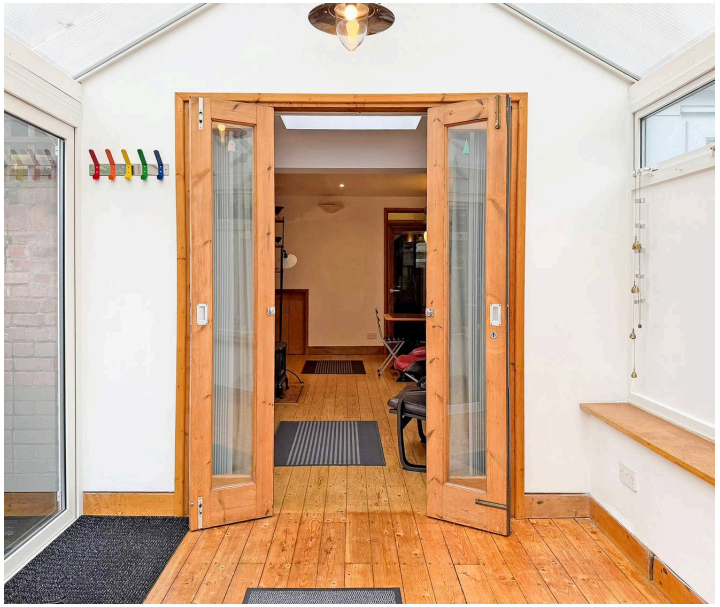
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The extended living and dining room is a particularly attractive feature, offering generous space for both relaxation and entertaining. The room benefits from a feature fireplace, a striking roof lantern which allows plenty of natural light to flood the space, a large radiator and useful storage area. Bi-fold doors open into the conservatory, which provides further versatile accommodation and could be used as an additional seating area, playroom or garden room. The conservatory is double glazed and has double doors opening directly onto the rear garden.

To the first floor are two well-proportioned double bedrooms. The front bedroom enjoys views through its original sash window and offers ample space for wardrobes, whilst the rear bedroom overlooks pleasant green views and benefits from a flush casement window, together with further wardrobe space. Stairs rise to the second floor, where a landing provides access to the family bathroom, fitted with a white suite comprising a bath with shower over, wash hand basin and WC, with a skylight providing natural light. There is also a larger-than-average single bedroom, which benefits from useful storage space and fantastic elevated views across Brewood through its modern flush casement window. The loft space is also boarded, providing useful additional storage.







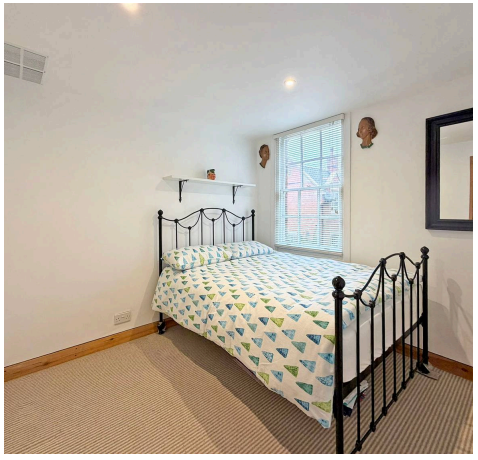
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Externally, the property enjoys a low-maintenance courtyard garden to the rear, laid predominantly with paving and block paving, providing space for outdoor seating and entertaining. There are also two substantial brick-built stores, both benefiting from quarry-tiled floors, soil and vent pipes and plumbing for a washing machine, offering excellent additional storage and utility potential.

A particularly appealing feature is the detached brick-built outbuilding at the bottom of the garden, currently arranged as a home office. The space benefits from a timber floor with carpet tiles over, a tiled roof and a soil and vent pipe beneath the floorboards, together with plumbing connections for a toilet, shower and wash hand basin, all connected to the mains. The owners advise that planning permission has previously been obtained for conversion to an annex, although the relevant documentation and application details are yet to be verified. This offers exciting potential for those looking to create additional accommodation, subject to the necessary planning consents.









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Brewood offers an excellent range of local amenities, including independent shops, pubs, restaurants and everyday conveniences, together with highly regarded schooling. Brewood First and Middle Schools are both within easy walking distance, making the location particularly appealing for families. The nearby village of Codsall provides further amenities, whilst Wolverhampton and Stafford offer more extensive shopping, leisure and transport facilities. The area is also well connected, with convenient access to the M54 and M6 motorways and rail services available from Codsall railway station.

- NO ONWARD CHAIN – Middle cottage within an attractive terrace of just three properties.
- Set within an extremely pretty terrace of just three cottages in the heart of Brewood village.
- Comprehensive refurbishment of the Victorian structure, including re-roofing and insulation improvements.
- Extended living and dining room with roof lantern and bi-fold doors.
- Modern kitchen with marble worktops and original sash window.
- Three-bedroom accommodation arranged over three floors.
- Two substantial brick-built stores and detached garden office with potential for annex conversion (planning details to be verified).
- Private rear courtyard garden and excellent village location, close to local amenities and schooling.















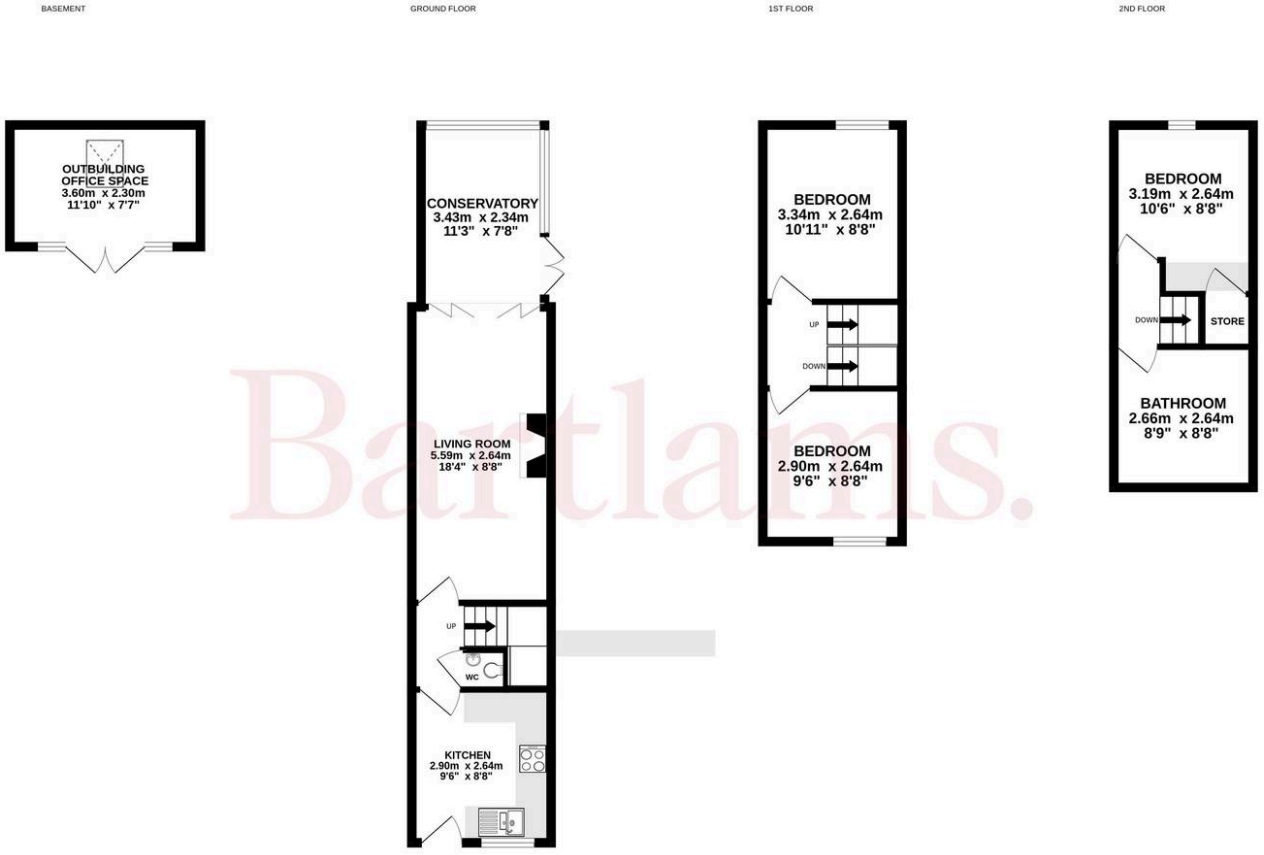












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