Tinsley Garner
independent property expertise



20, Brandwood Drive, Weston, Stafford, ST18 0GH

3 2 2

Asking Price £395,000

An extended modern semi-detached bungalow located in a highly sought-after Staffordshire village within skipping distance of the canal and strolling distance of village amenities. Much larger than initial outer appearances might suggest, the property offers genuinely spacious accommodation with a superb garden room, living room, fitted kitchen, three bedrooms, ensuite shower room to the main bedroom, and a wet room. Well presented throughout and benefitting from off road parking before a single garage, lovely enclosed rear garden with a cabin/studio, gas combi central heating, uPvc double glazed windows and doors.
A super bungalow in the best of locations and offered for sale with NO UPWARD CHAIN







01785 811 800

https://www.tgprop.co.uk





Reception Hall
A composite part obscure double glazed front door opens to the hallway. With fitted door mat and carpet, two storage cupboards, radiator with ornate surround, alarm pad, loft access, doorways to the living room, kitchen, all three bedrooms and the wet room.

Living Room
Offering a marble fireplace with inset living flame gas fire, radiator, carpet and TV connection.

Garden Room
A superb spacious additional living space, open plan to the living room and boasting a vaulted ceiling with three Velux skylight windows, recessed ceiling lights, two radiators, carpet, uPVC double glazed windows, side door and French doors opening to the rear garden.

Kitchen
Fitted with a range of gloss white finish wall and floor units, contrasting work surfaces with brick tile splash-backs and inset composite 1½ bowl sink and drainer with brushed chrome mixer tap. Recessed ceiling lights, uPVC double glazed window to the front elevation, radiator and tiled floor. Wall cupboard housing a Worcester 533 compact gas combi central heating boiler.

Appliances including: stainless steel gas hob with stainless steel extractor hood and light above, integral electric double oven, and fridge.

Bedroom One
With fitted mirror sliding door wardrobe, uPVC double glazed square bay window to the front aspect, radiator, carpet, TV connection and doorway to the ensuite shower room.

Ensuite Shower Room
Fitted with a white suite comprising: low level push button WC, wall mounted wash hand basin with chrome mixer tap, 1200mm walk-in shower enclosure with mains fed twin head thermostatic shower system. Recessed ceiling lights, Showerwall clad walls, tiled floor, chrome towel radiator and extractor fan.

Bedroom Two
With uPVC double glazed window to the garden room, fitted mirror sliding door wardrobes and storage to one wall, radiator and carpet.

Bedroom Three
Offering a uPVC double glazed window to the garden room, radiator and carpet.

Wet Room
Fitted with a white suite comprising: shower rail and curtain with twin head mains fed thermostatic shower system, low level push button WC and pedestal wash hand basin with chrome taps. Fully tiled walls and floor, uPVC obscure double glazed window to the front of the property, extractor fan and chrome towel radiator.

Outside
The property is approached via a tarmac driveway providing off road parking and access to an EV charger before an attached garage. The garage has a electric roller shutter door, loft storage space, storage cupboards, rear access door, lighting and power.

Front
With gravelled frontage and paved pathway to an open porch before the front door.

Rear
The delightful enclosed rear garden offers paved pathways and patio areas, a sizeable cabin/ studio, stocked borders and timber sleeper flowerbeds, an artificial lawn, part walled and timber fence panel boundaries.

General Information
For sale by private treaty, subject to contract.
Vacant possession on completion.
Council Tax Band D
No Upward Chain

Services
Mains gas, water, electricity and drainage.
Gas central heating.

Viewings
Strictly by appointment via the agent.





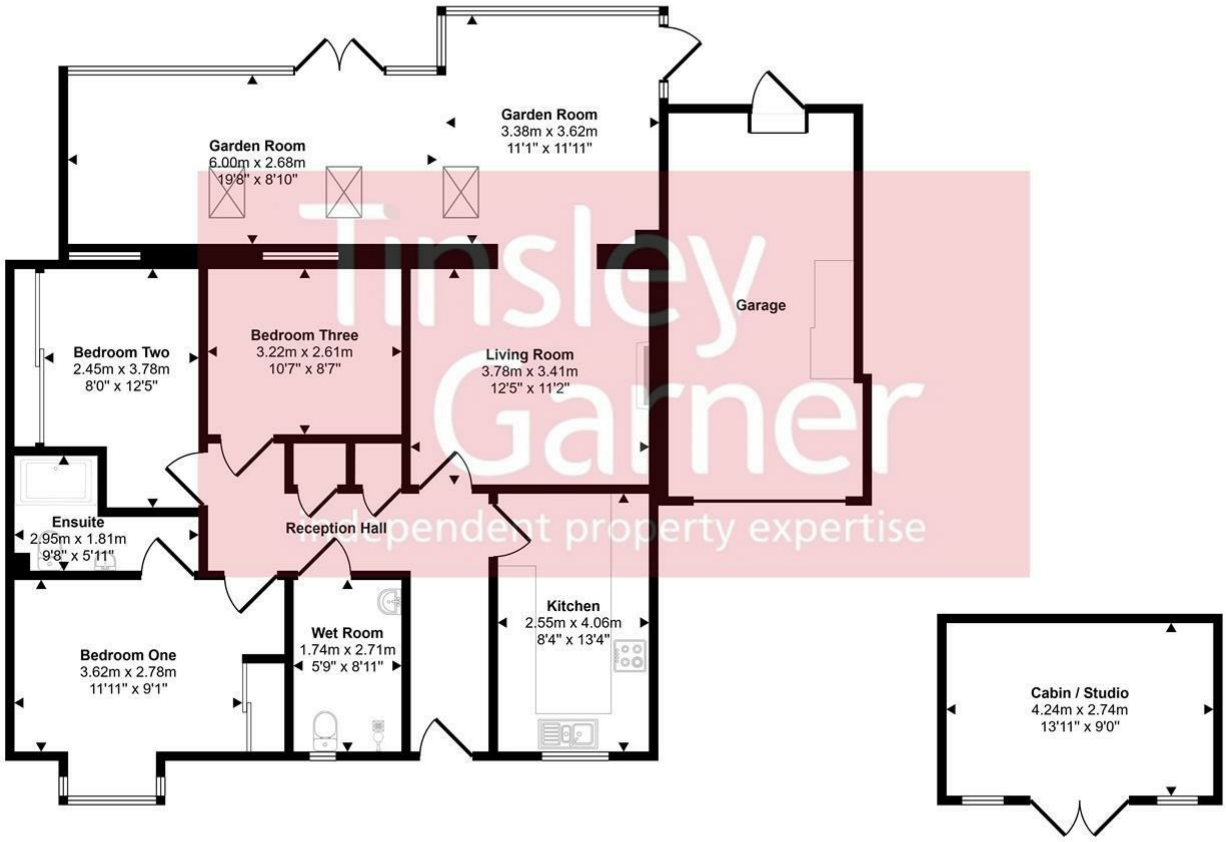








Approx Gross Internal Area
143 sq m / 1541 sq ft



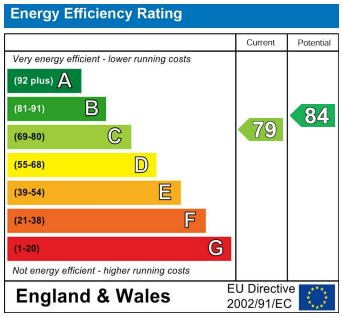
Ground Floor
Approx 132 sq m / 1417 sq ft

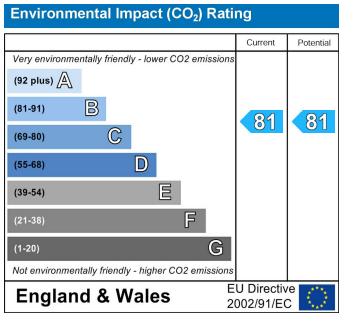
Outbuilding
Approx 12 sq m / 125 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









enquiries@tgprop.co.uk 01785 811 800