



6 Micklegate, Brewood, Stafford, ST19 9JF

BERRIMAN
EATON

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An extremely well located and extended semi detached property standing at the head of a small cul-de-sac in a sought after setting in the popular village of Brewood.

LOCATION

Micklegate stands on the fringes of Brewood which is a highly regarded South Staffordshire Village. There is an extensive range of everyday local shopping facilities including a doctors' surgery, butchers and bakery, a local supermarket and several pubs with restaurant facilities. The village benefits from excellent schooling in both sectors including Brewood First and Middle Schools and St Dominic's Grammar School.

The village has a thriving local community as well as being conveniently situated for communications with the A5 and A41 corridors together with the M6, M6 Toll and M54 motorways providing fast access to the entire West Midlands and beyond. Furthermore, the property is well located for commuting to further amenities afforded by Wolverhampton and Stafford.

DESCRIPTION

6 Micklegate is a well proportioned semi-detached home which has been extended to the ground floor to increase the scope of accommodation provided with a large kitchen and the additional benefit of a ground floor cloakroom.

The property is well appointed with modern, contemporary kitchen and bathroom suites and double glazing. The house would benefit from works of redecoration affording buyers the opportunity to personalise the property to their own individual tastes and preferences.

ACCOMMODATION

A composite front door opens into the HALL with a GUEST CLOAKROOM with a modern white suite of WC and wash basin with tiled splash back and cupboard beneath, a window and a towel rail radiator. The LOUNGE has double glazed patio doors and windows to the rear garden, a decorative fireplace, dado rail and open door into the DINING ROOM with a side window, cupboards and dado rail. The KITCHEN has a stylish, contemporary suite with cream fronted units, an electric hob with filtration unit above, a built in electric oven, an integrated fridge and freezer, plumbing for a washing machine, a window to the front, a side door and integrated ceiling lighting.

A staircase from the hall rises to the first floor landing with access to the part boarded loft via a drop down ladder. BEDROOM ONE has a built in wardrobe and a rear window with a delightful outlook across the village bowling ground. BEDROOM TWO is a good double room in size with a window to the front and a built in wardrobe and BEDROOM THREE is also a good room with a rear window with a view. The BATHROOM has a well appointed, white suite with a panelled bath with shower over, a vanity unit with inset wash basin with cupboard beneath and WC with concealed flush, part tiled walls, a window and a linen cupboard with wall mounted Biasi gas fired central heating boiler.

OUTSIDE

6 Micklegate stands towards the head of the cul-de-sac with a DRIVEWAY laid in brick setts providing off street parking and a front lawn. There is a CAR PORT and a GARAGE with a replaced, galvanised roof and electric light and power. There is a patio to the rear of the house together with a shaped rear lawn and stocked and matured beds and borders.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Superfast broadband are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

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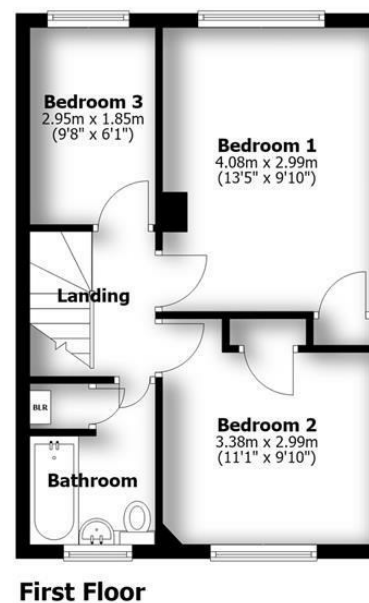
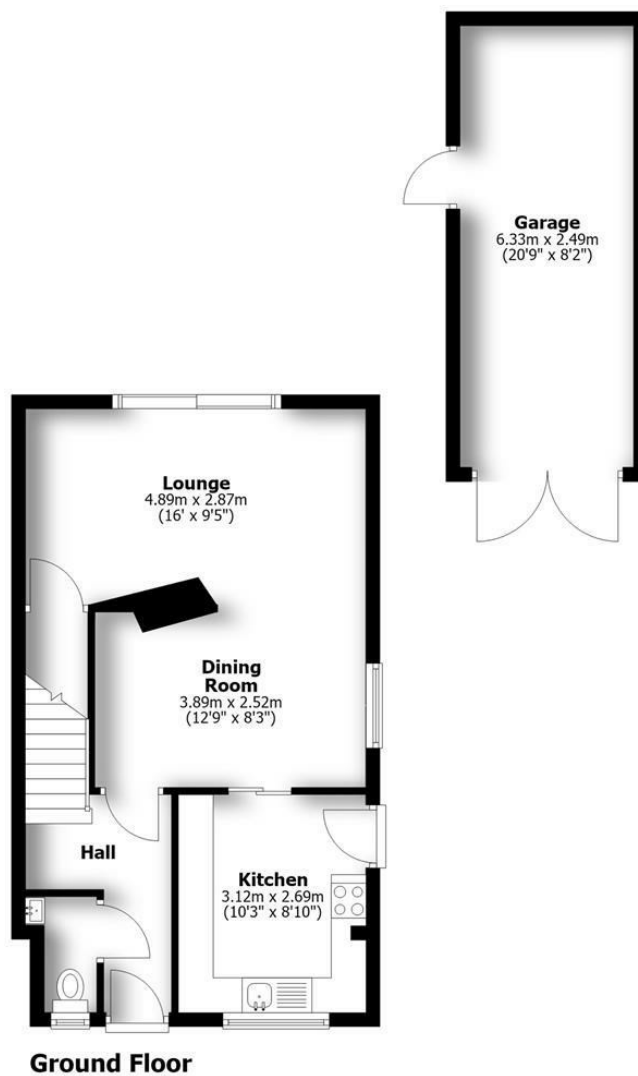
Offers Around
£319,950

EPC:

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



6 Micklegate Brewood



HOUSE: 79.0sq.m. 851sq.ft.
GARAGE: 15.8sq.m. 170sq.ft.
TOTAL: 94.8sq.m. 1021sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

