



Breeze Cottage, Bromstead Common,

TF10 9DG

Helping *you* move



Breeze Cottage, Bromstead Common, TF10 9DG

Freehold – Offers in the Region of
£800,000



Features

- Lovely Country Property set in 0.7 Acres of Garden Ground
- Six Bedrooms, Main and Bedroom Two with En-Suites
- * No Upward Chain* Entrance Hall, Ground Floor W.C.
- Sitting Room, Kitchen Breakfast Room, Utility Room
- Breakfast Room, Dining Music Room

Garden Sitting Room

Family Bathroom and Separate W.C.

Detached Triple Garage

Expansive Lawned and Well Stocked Gardens

Council Tax Band G, EPC Rating E



BRIEF DESCRIPTION

Nestled at the end of a peaceful country lane within the hamlet of Bromstead Common, this exceptionally spacious and beautifully renovated home exudes warmth and comfort. Set within approximately 0.7 acres of enchanting garden grounds, the property offers a harmonious blend of modern elegance and traditional charm, making it the perfect retreat for family living and entertaining. As you approach, you're welcomed by a striking oak-framed Enclosed Porch, leading into a grand Main Entrance Hall. A WC Cloakroom and a feature Fireplace adds to the home's character. The Sitting Room, with its impressive Inglenook Fireplace, invites relaxation, while the heart of the home-a magnificent Kitchen and Breakfast Room-opens seamlessly into a bright Conservatory area, flooding the space with natural light.

A well-appointed Utility Room complements the Kitchen, providing practicality, while the spacious Breakfast Room offers an ideal spot for casual dining. The property also boasts a large and versatile Dining and Music Room, perfect for hosting family gatherings or enjoying peaceful evenings.



LOCATION

The property is located at the end of a peaceful lane in a superb rural position. It is approximately 5 miles from Newport town centre, with its high street stores, smaller specialised shops and indoor market, the more comprehensive shopping leisure and employment facilities offered by Telford Town Centre are approximately 12 miles distance.

It is conveniently situated close to the A41 providing easy access to the West Midlands road network, in particular the M6 to the north and the M54 to the south. The property is within easy commuting distance by car of Telford, Cannock, Stafford, Wolverhampton and Shrewsbury.



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TO VIEW THIS PROPERTY: To view this property, please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

DIRECTIONS: From our office in the High Street, take the A518 in the direction of Gnosall. Continue along this road for 1.4 miles then turn right then slight left onto Gnosall Road. Turn right and continue for 0.2 miles then slight left, continue straight then turn left. Enter Bromstead, by the old phone box, continue on the right hand side and the cottage is located at the end of the lane.

SERVICES: We are advised that the property has mains electricity, water, oil fired central heating and septic tank drainage. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ

EPC RATING E-50: The full energy performance certificate (EPC) is available for this property upon request.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

METHOD OF SALE: For Sale by Private Treaty.

NE29673





Breeze Cottage

Approximate Gross Internal Area
2852 sq ft - 265 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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