



The Manse, 36 Sandy Lane, Brewood, Stafford, ST19 9ET

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# The Manse, 36 Sandy Lane, Brewood, Stafford, ST19 9ET

An exceptionally attractive period residence providing well proportioned living accommodation over three storeys in the heart of a sought after South Staffordshire village and which has the benefit of a gated drive, ample off street parking and a garage  
NO UPWARD CHAIN

## LOCATION

Brewood provides a comprehensive range of local facilities with a picturesque centre arranged around an old market square and benefits from a vibrant and active community. The area is well served by schooling in both sectors with Brewood First and Middle Schools together with St Dominic's Grammar School being available within the village itself and there is easy access to the further, excellent schooling afforded by Stafford, Newport and Wolverhampton.

## DESCRIPTION

The Manse is a central village period semi detached residence with an elegant and symmetrical three bay façade and fine, four bedroomed accommodation which is arranged over three floors.

The property has been well maintained over the years and is well presented throughout with neutral décor and well appointed kitchen and bathroom suites.

One of the principal attractions of the house is the superb plot in which it stands with a gated driveway providing ample off street parking and a delightful and fully matured garden. There is a further parking space just off The Pavement and, whilst the house provides excellent accommodation in its existing format, there is the scope for the potential conversion of the garage should buyers so wish.

## ACCOMMODATION

A six panelled front door with windows to either side which is set within and open portico leads to the HALL with parquet flooring, exposed wall timbering and a useful understairs cloaks and storage cupboard. The SITTING ROOM has an exposed brick inglenook style fireplace with quarry tiled hearth, there is a window to the front, wiring for wall lights and exposed wall and ceiling timbering. The DINING ROOM is an elegant reception room with part panelled walls to dado, a fine, veined marble fireplace, ceiling cornice and mouldings, a window to the front and wiring for wall lights. There is a BREAKFAST KITCHEN with wall and base mounted shaker style units with working surfaces and coordinating fitted breakfast table, space for a range style cooker with extraction chimney above, tiled floor, a stable style external door and a window overlooking the courtyard. There is an adjoining LAUNDRY with coordinating units to those in the kitchen, plumbing for a dishwasher, plumbing for a washing machine, tiled floor, a window and coat hooks. There is a CLOAKROOM with a WC, tiled floor and an internal door into the garage.

A staircase from the hall rises to the first floor split level landing. BEDROOM ONE is a good double room in size with a wide bank of fitted wardrobes with cupboards above, part panelled walls to dado, ceiling cornice and a front window. BEDROOM TWO is also a good double room in size with a ceiling beam and front window and the BATHROOM is well proportioned with a well appointed suite including a free standing roll top bath standing on ball and claw feet, a separate fully tiled shower, a WC and a vanity unit with inset basin and cupboards beneath and a window.

A further staircase rises to the second storey landing with a double glazed window with picturesque views over fields and farmland and a wide bank of fitted storage cupboards. BEDROOM THREE is under eaves with painted beams and double glazed windows to two elevations and BEDROOM FOUR is also under eaves with ceiling beams and a double glazed window with fine views.

## OUTSIDE

The Manse stands in a fine position with a wrought iron gate opening onto an extensive DRIVEWAY laid in brick pavements providing ample off street parking. There is a paved COURTYARD providing a delightful al fresco dining area and a GARAGE with a remote controlled roller shutter door, concrete floor, electric light and power, a courtesy door to the rear opening onto a further PARKING SPACE and an internal door to the house.

The GARDEN is beautifully matured with stocked and planted beds and borders, a terrace laid in brick setts and a shaped lawn together with a timber garden shed.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND F – 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, Superfast and Ultrafast 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 low risk.

### Tettenhall Office

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### Bridgnorth Office

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### Wombourne Office

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Offers Around  
£519,950

EPC: E

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

**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.

**THE MANSE**  
36 SANDY LANE, BREWOOD

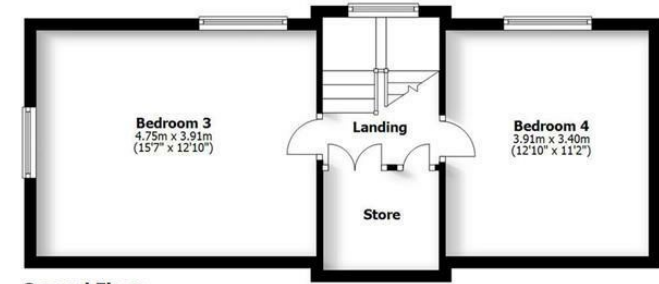


Ground Floor

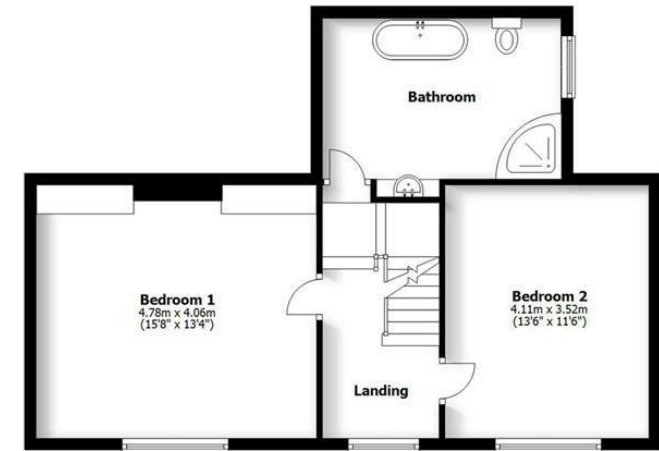
Cellar

HOUSE: 175.7sq.m. 1781sq.ft.  
CELLAR: 10.2sq.m. 110sq.ft.  
GARAGE: 29.1sq.m. 314sq.ft.  
**TOTAL: 204.8sq.m. 2205sq.ft.**

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



Second Floor



First Floor





