

Littlefields

The Green, Brocton, Stafford, ST17 0TP

John 
German





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£725,000

Littlefields is an impressive detached family home situated in a delightful central position offering over 2,200 square feet of accommodation over two floors.

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Littlefields is an impressive four-bedroom detached family home occupying a delightful central position within Brocton, undoubtedly one of the most sought-after villages in Staffordshire. The property falls within the catchment area of Ofsted Outstanding rated schools. It is nestled against Cannock Chase, an area of outstanding natural beauty and a fantastic place to walk, cycle or jog. Junction 13 of the M6 is approximately 10 minutes' drive away and provides direct access into the national motorway network and the M6 toll and Stafford town centre has the benefit of an intercity railway station with regular services operating to London Euston, some of which take only approximately one hour 20 minutes.

The entrance door opens into the welcoming porch where an internal door opens into the hallway, having stairs rising to the first floor landing and doors off into the snug, living room, WC and breakfast kitchen.

The versatile snug is a front facing room which could be used as a playroom or home office.

The breakfast kitchen has an extensive range of matching wall and base units with fitted worksurfaces over, tiled splashbacks and flooring, window to the front aspect, and doors off to the useful utility room and dining room.

The dining room has access to a conservatory and double doors into the main living room which has an exposed brick fireplace, a large window overlooking the garden and a sliding door to a small garden room.

Upstairs, the landing provides access to the loft and four generously sized double bedrooms, all of which benefit from fitted wardrobes, with the master bedroom further benefiting from its own en-suite shower room. The other three bedrooms are serviced by the family bathroom.

Outside, there is a detached double garage with automatic entry and loft space which could be converted to an office/studio (subject to necessary consents), large driveway, and extensive front and rear lawns.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Stafford Borough Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/17062026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

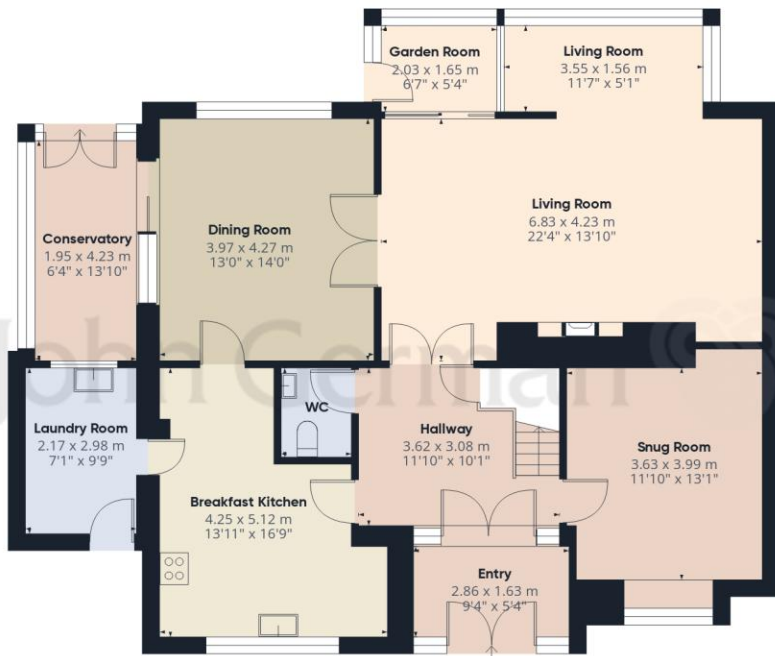








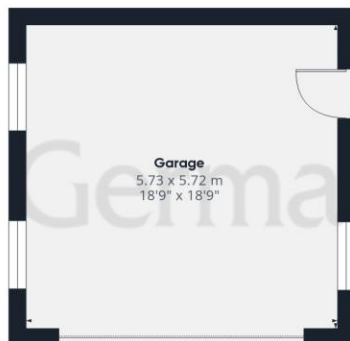




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

239.9 m²

2582 ft²

Reduced headroom

1.1 m²

12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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