

Chase Crescent

Brocton, Stafford, ST17 0TD

John German





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£325,000

This attractive family home occupies an enviable position in the Crescent with a large garden, ample parking and good access to the village centre amenities together with being close to Stafford.



UPVC enclosed porch with door to reception hall having stairs off and fitted cloakroom/WC.

The lounge and dining room have been combined to provide a spacious open living space having uPVC patio doors opening into the large garden and taking advantage of the wonderful country views.

The breakfast kitchen has been extended and is equipped with a modern range of base and wall units, surmounted by wood block effect worktops with lighting over, ceramic sink with mixer tap and tiled splashbacks, inset induction hob and extractor fan over, eye level double oven, integrated dishwasher and a large American style fridge freezer make up the appliances. A window affords views over the garden whilst adjacent is a utility with appliance spaces, shelves and a door to the side.

The first floor landing has a balustrade and loft access with a drop down ladder. As is traditional with this style of property there are two generous double bedrooms, the rear one enjoying lovely views, together with a useful third single bedroom or study.

These are served by a stylish contemporary bathroom equipped with a corner shower enclosure, pedestal wash hand basin ,WC and chrome heated towel warmer, tiled surrounds and a cupboard housing the gas fired combi boiler.

The property sits at the head of the crescent with a driveway providing ample parking and access to the garage/gym with a workshop/store attached. There is an EV charging point.

The large crescent shaped garden opens out with expansive lawns and borders enjoying the views whilst there is a productive kitchen garden for the enthusiast together with a greenhouse and garden shed for all you necessary tools.

What3Words: level.harmony.walls

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:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas

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

Broadband type: Fibre

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 C

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

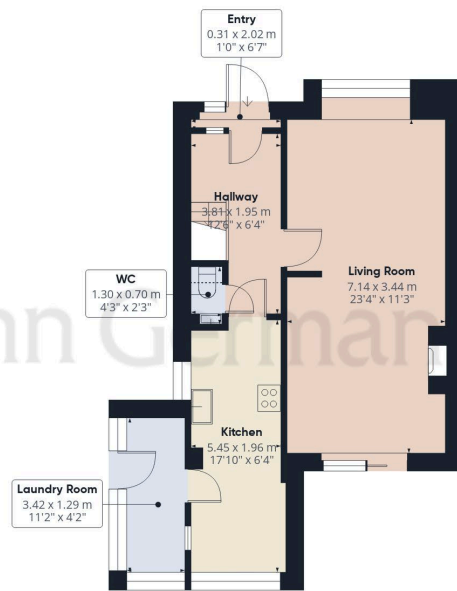
Our Ref: JGA11082026

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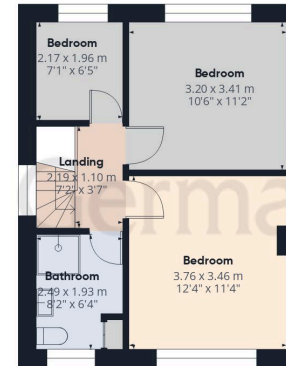
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

100.4 m²
1081 ft²

Reduced headroom

0.2 m²
2 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.

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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.

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