



16 Crestwood Park, Brewwood

THOMAS HARVEY
ESTATE AGENTS

A Unique Brewood Bungalow Offering Exceptional Scope for Personalisation, Modern Redesign and Future Extension. Set Beside Countryside and Within Walking Distance of the Village's Highly Regarded Amenities!

16 Crestwood Park, Brewood, Stafford, ST19 9JD

Asking Price: £325,000

Tenure: Freehold

Council Tax: Band D – South Staffordshire

EPC Rating: F (28) No: 2836-9021-8600-0937-6202

Total Floor Area: 1,146.4sq feet (106.5sq metres) Approx.

Services: We are informed by the Vendors that all main services are installed

Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

Mobile: Ofcom checker shows two of four main providers have likely coverage indoor and all four have likely outdoor coverage.

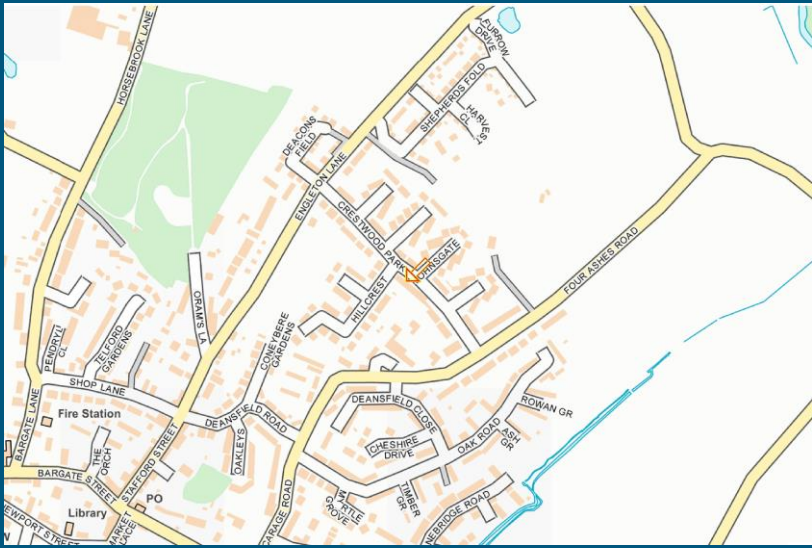
Set in a prime position on the outskirts of Brewood, one of South Staffordshire’s most desirable villages, this distinctive detached bungalow offers an exciting opportunity for buyers seeking a home with substantial scope for personalisation, future reconfiguration, and extension potential. Positioned just off Four Ashes Road, adjacent to the cricket club and open countryside, the setting blends rural calm with village convenience — a rare combination that elevates the appeal of this unique property.

Designed around a well-considered layout and extending to approx. **1,146 sq. ft.**, the bungalow provides a versatile foundation for modern living. The entrance hall leads to a family bathroom and two bedrooms, with the master enjoying an open archway into a dressing room — formerly bedroom three and easily reinstated if preferred. This flexibility highlights the home’s suitability for buyers wishing to tailor the space to their own lifestyle.

At the rear, the impressive 20ft L-shaped living room offers a superb everyday environment, ideal for relaxing or entertaining, and presents clear potential for contemporary redesign. The kitchen, fitted with a traditional wooden suite, adjoins a bright sun room — a space that naturally lends itself to transformation into an open-plan dining kitchen (subject to planning permission), a highly desirable upgrade for today’s buyers. Outside, the frontage provides ample off-road parking and access to the garage, while the mature, fully stocked rear garden offers a beautifully landscaped and private south-facing retreat. Its size, privacy and orientation make it an excellent canvas for outdoor living, garden redesign, or future extension possibilities (STPP).

Despite its peaceful semi-rural setting, Crestwood Park is within walking distance of Brewood’s vibrant village centre, where residents enjoy excellent schooling, charming pubs and restaurants, independent shops, a medical practice and a welcoming community atmosphere. The village also benefits from superb transport links, with the A5, A41, A449, M54, M6 and M6 Toll all within easy reach — ideal for commuting to Wolverhampton, Telford, Birmingham and surrounding towns.

Offered with No Upward Chain, this property represents a rare chance to secure a bungalow with exceptional potential, in a location that delivers countryside tranquillity, village charm and outstanding connectivity. A perfect canvas for buyers looking to personalise, modernise and create their ideal Brewood home!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		



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Entrance Hall: Hardwood opaque glazed front door with matching side window, floor to ceiling built in cloaks cupboard and loft hatch.

Bathroom: 6'8" (2.03m) x 5'6" (1.68m)

Fitted with a traditional white suite comprising panelled bath, low level WC, pedestal wash hand basin, tiled & panelled walls and double glazed leaded opaque window to side.

Bedroom One: 12'2" (3.71m) x 9'8" (2.95m)

Coved ceiling and double glazed leaded bow window to front. Open archway to **Dressing Room or Original**

Bedroom Three: 9'9" (2.96m) x 7'9" (2.35m) Coved ceiling and double glazed leaded window to side.

Bedroom Two: 9' (2.75m) x 10'6" (3.19m)

Coved ceiling and double glazed leaded bow window to front.

L-Shaped Open Plan Living Room with Dining Area: 19ft (5.79m) x 13'1" (3.98m) x 7'10" (2.39m) x 7ft (2.14m)

Brick fireplace with gas coal fire & tiled hearth and double glazed leaded picture window to rear with matching side window and door to rear garden.

Kitchen: 11'1" (3.37m) x 7' (2.14m)

Fitted with a traditional suite of wood units comprising a range of base cupboards, drawers & wall cupboards, hardwood work tops with stainless steel single drainer sink unit, built in electric double oven, 4- ring hob, tiled flooring and glazed bow window to rear with internal glazed side window & door to:

Sunroom: 17'6" (5.33m) x 8'8" (2.64m)

Walk in cupboard, opaque skylight, hardwood door to front exterior, double glazed French doors to rear garden and internal access to:

Garage: 18'5" (5.61m) x 8'10" (2.68m)

Up & Over garage door, power, lighting and glazed window to rear.

Rear Garden: Enjoying a south facing aspect and a most fully stocked outlook, the mature garden includes full width paved patio with separate side terrace, raised shaped lawn with flowering borders having a variety of shrubs & trees and surrounding fencing.

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.













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**Total Floor Area: 1,146.4sq feet
(106.5sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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