



Admiral House, 21a Dean Street, Brewood, Stafford, ST19 9BU

# Admiral House, 21a Dean Street, Brewwood, Stafford, ST19 9BU

A stylish, period residence standing in possibly the most sought after road within Brewwood which was created by the imaginative and skilful conversion of a former public house in 2013 with the benefit of excellent accommodation and the huge advantage of a garage and off street parking to the rear

## LOCATION

Brewwood is an historic and picturesque village with a full complement of local facilities including a post office, delicatessen, butchers, bakery, supermarket, newsagents with post office, public houses and highly regarded restaurants.

Motor communications are excellent with the A5, A41, M6 and M6 (Toll) all being accessible facilitating travel to all of the important, local shopping and commercial centres.

Excellent schooling is readily accessible with St Dominics in Brewwood, Brewwood First and Middle Schools, Birchfield Preparatory School, Wolverhampton Grammar School, Tettenhall College, Stafford Grammar and Adams Grammar in Newport all being worthy of note.

## DESCRIPTION

Admiral House is a fine, character family home with spacious accommodation which has been appointed and maintained to the highest of standards.

The property forms part of what was originally The Admiral Rodney public house which was converted to form a pair of substantial semi-detached homes by a well known local developer in 2013. The house benefits from a light and airy feel throughout and all of the conversion works were carried out to an exacting specification with a high level of appointment. It has double glazed windows throughout, superb kitchen and bathroom suites.

## ACCOMMODATION

A panelled front door with double glazed side and over windows opens into the HALL with coved ceiling, cloaks and storage cupboard, Karndeian flooring and a well appointed GUEST CLOAKROOM with a contemporary white suite with WC with concealed flush and wall-hung wash basin, part mosaic tiled walls, Karndeian flooring, coved ceiling, shaver point, integrated ceiling lighting and extraction fan. The SITTING ROOM is of an excellent size with an exposed brick, recessed fireplace with inset beam mantle and log burning stove standing on a quarry tiled hearth, double glazed windows to the front with plantation shutters, decorative ceiling beams, ceiling coving and integrated surround-sound ceiling speakers together with a wide, open arch into the DINING ROOM with a double glazed window to the front with plantation shutters along with a fitted window seat beneath, coved ceiling and decorative ceiling beam. There is Karndeian flooring throughout the sitting room and dining room. The BREAKFAST KITCHEN is appointed to a fine and high standard with a comprehensive range of wall and base mounted cupboards with granite working surfaces, under-mounted ceramic sink, Neff induction hob with stainless steel Neff extraction chimney above, built-in stainless steel Neff electric oven with pyrogenic function (self-cleaning), built-in stainless steel Neff microwave and integrated stainless steel warming drawer, integrated dishwasher, American style fridge freezer housing unit, inset breakfast bar, a contrasting centre island with breakfast bar end, Karndeian flooring, integrated ceiling lighting, coved ceiling and ceiling speakers. There is a REAR LOBBY / BOOTROOM with tiled floor, concealed cupboard with plumbing for a washing machine with granite ledge and cupboards above together with a part double glazed door to the rear garden.

An oak staircase rises to the first floor LANDING with a double glazed window to the rear, coved ceiling, wiring for wall lights, built-in cupboard with radiator and access via a cantilever loft ladder to the large, boarded loft space. The PRINCIPAL BEDROOM is a superb double room in size with a double glazed sash window to the front, a wide bank of fitted wardrobes with plinth down-lighting, wiring for wall mounted television and ceiling coving, the SECOND BEDROOM is also a good double room in size with a double glazed window to the rear and coved ceiling. The THIRD BEDROOM is also well proportioned with a double glazed sash window to the front, fitted office furniture, wood laminate flooring and coved ceiling. The BATHROOM is a super room in size with a luxuriously appointed suite comprising panelled bath with pencil shower attachment, a separate fully tiled double shower with drench head and a vanity unit with wc with concealed flush and wash basin with cupboards beneath and central storage drawer, part tiled walls, tiled floor with electric underfloor heating and a chrome towel rail radiator.

## OUTSIDE

Admiral House has an attractive roadside elevation with a GARAGE to the rear of the property with a remote controlled electrically operated elevating door, electric light and power, mezzanine loft storage level with aluminium loft ladder access, cold water supply and a tarmac drive in front providing off street parking for at least two cars.

There is a charming and beautifully landscaped GARDEN to the rear which is a particular feature of the house with a delightful aspect over the historic church steeple and a large, Indian slate paved rear terrace together with an oak-framed tile hung LOGGIA providing a superb external seating area with external lighting and electricity point, steps leading to the rear lawn which is laid in artificial grass for ease of maintenance with pretty and well stocked beds and borders surrounding and a further raised and paved terrace to the rear with a timber garden shed beyond and a courtesy door to the garage.

We are informed by the Vendors that all mains services are connected

The property is located in the Brewwood Conservation Area

COUNCIL TAX BAND E – 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 very low risk.

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Offers Around  
£499,950

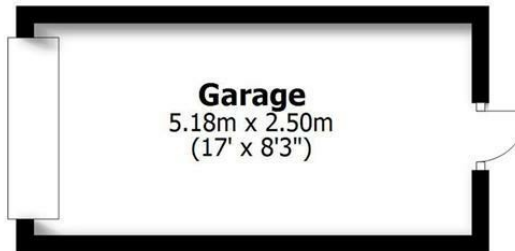
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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

**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.



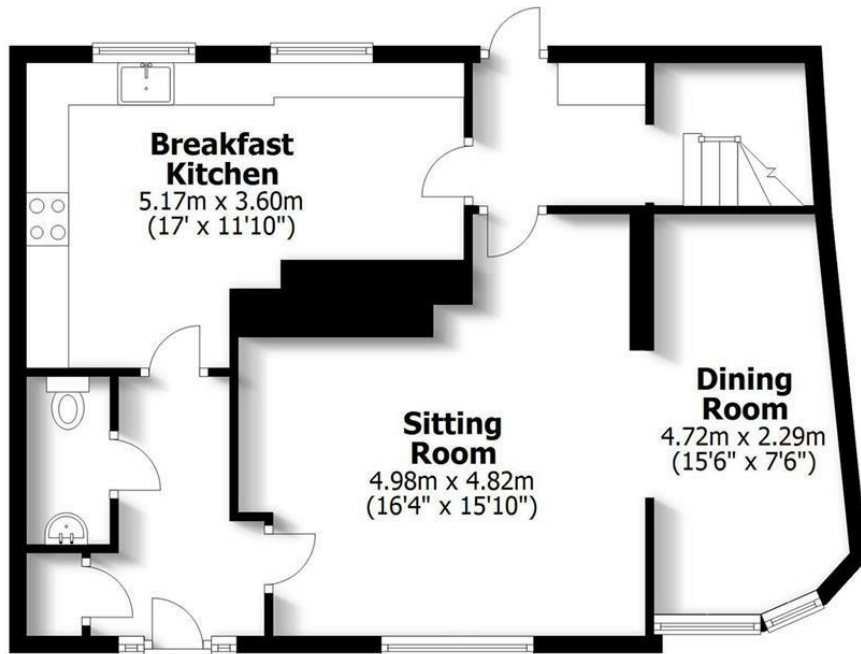
**21a DEAN STREET  
BREWOOD**



**Garage**  
5.18m x 2.50m  
(17' x 8'3")

HOUSE: 110.5sq.m. 1189sq.ft.  
GARAGE: 13sq.m. 139sq.ft.  
**TOTAL: 123.5sq.m. 1328sq.ft.**

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



**Ground Floor**



**First Floor**

