

Brick Kiln Lane

Brocton, Stafford, ST17 0TA



An outstanding opportunity to acquire a detached bungalow which requires complete refurbishment, however offers enormous potential for extension and redevelopment (STPP). Situated on the edge of the extremely sought after village of Brocton.

£365,000

John German 

Accommodation: Reception hall with stairs rising to the first floor landing. Ground floor rooms comprising spacious lounge diner which is dual aspect. Kitchen having a range of units and a stainless steel sink and drainer. Ground floor bedroom and shower room having WC and wash basin. On the first floor there are two double bedrooms.

The property occupies an exceptionally spacious plot, standing well back from the lane to the front with drive providing parking for three or four cars and a lawned front garden. To the rear of the property there is an extensive garden and also garage.

Brocton is undoubtedly one of the most sought after villages in Staffordshire, it is within easy access of Cannock Chase, an area designated as a place of Outstanding Natural Beauty, and a wonderful place to walk, cycle or trek. The county town of Stafford has a main intercity railway station, and there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and also the M6 toll.

Agents notes:

- There is no mains gas to the property, central heating is via a solid fuel system.
- The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.
- A previous sale fell through due to an adverse survey. Our clients instructed a Chartered Building Surveyor to inspect the property and prepare a report, which has been done and is available for inspection.
- The garage roof contains asbestos

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: Solid fuel

(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: Staffordshire County Council / Tax Band E

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

Our Ref: JGA03122025

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.







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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TRADING STANDARDS UK

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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.

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.

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