



1 East Gate,
Brewood,
Stafford,
Staffordshire,
ST19 9HY

nick tart

Key Features

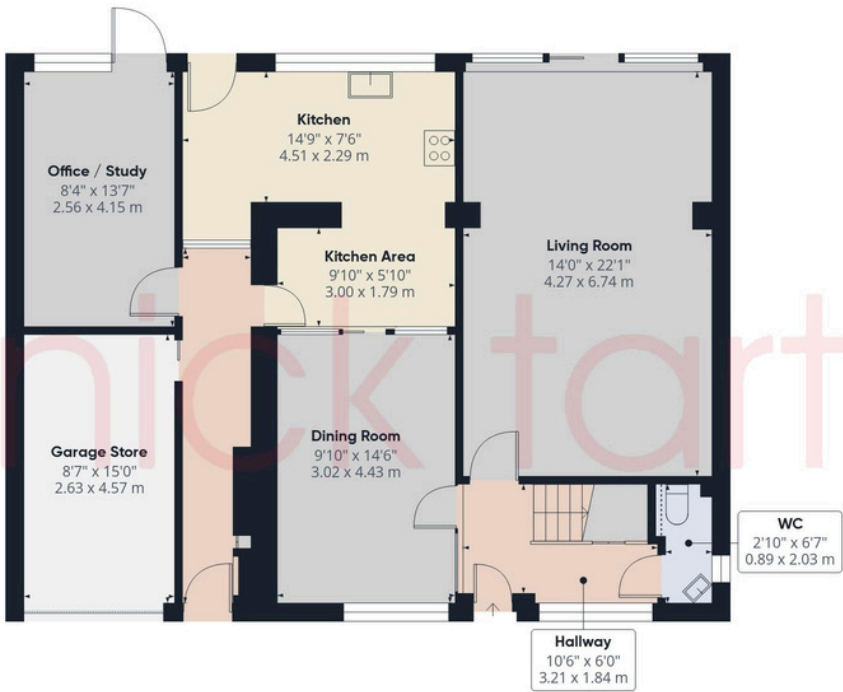
- No upward chain
- Entrance hall
- Living room
- Dining room
- Kitchen
- Additional reception room / study
- Choice of five bedrooms
- Block paved driveway
- Garage store
- Rear garden

Contact Us

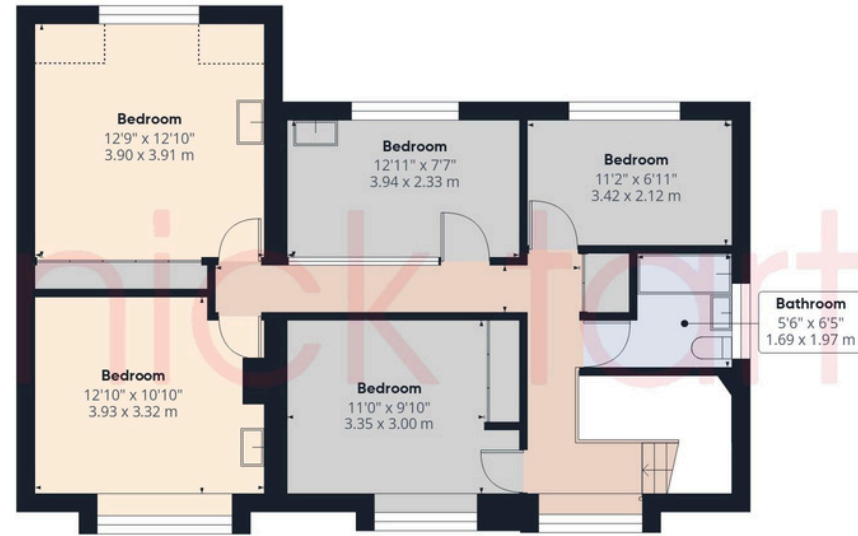
01902 755585

wolverhampton@nicktart.com

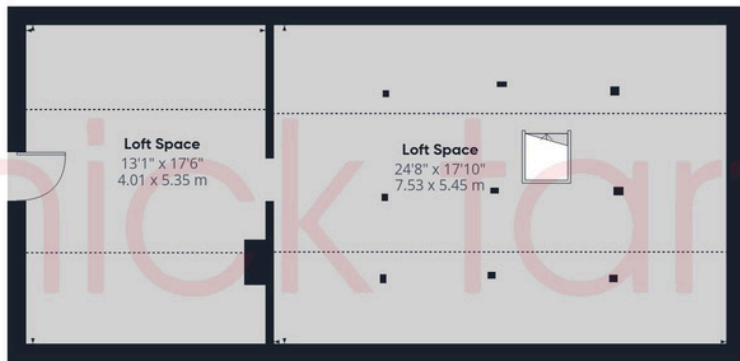




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

2480 ft²
230.3 m²

Reduced headroom

381 ft²
35.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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Ground Floor

Entrance hall Has UPVC double glazed door with obscure glass, UPVC double glazed window to the fore, radiator, understairs storage cupboard, downstairs WC with wash hand basin, staircase rising to the first floor and doors to...

Living room which has UPVC double glazed sliding patio doors to the garden, storage cupboard, wall hung drawer storage units and a wall mounted fire (not tested).

Dining room Has part wood panelled walls, wall mounted heater (not tested), UPVC double glazed windows to the fore and internal sliding doors lead to the...

Kitchen which has a matching range of wall and base level units with work surface over, sink unit with mixer tap, electric cooker point, plumbing for dishwasher, space for fridge freezer, foldable breakfast bar, plumbing for washing machine, space for dryer, radiator, part tiled walls and UPVC double glazed door and windows face the garden.

Side entry Has UPVC double glazed door and window with obscure glass to the front, storage cupboards, radiator and sliding doors to...

Garage Store Entered from outside from an up and over door and has the benefit from power and light points.

Reception room / Study Has storage cupboards, radiator and UPVC double glazed windows and door that leads out to the garden.



Outside

To the rear of the property is a garden that includes a paved patio area, lawn surrounded by pleasant flower and shrub borders, X2 timber garden stores and gated access to the fore. To the front of the property is a block paved **driveway** and fore garden that allows for off road parking.

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



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First Floor

Landing Has UPVC double glazed windows to the fore, hatch to roof space, storage cupboard housing the hot water tank and doors to...

Bedroom Has a radiator, fitted wardrobes with sliding doors and UPVC double glazed windows to the fore.

Bathroom Offers a coloured suite comprising of panel bath with shower over, pedestal wash hand basin, WC, radiator, part tiled walls and UPVC double glazed windows with obscure glass to the side.

Bedroom Has fitted wardrobes with dressing table, a radiator and UPVC double glazed windows to the rear.

Bedroom Has a sink unit, fitted wardrobes with dressing table, a radiator and UPVC double glazed windows to the rear.

Bedroom Has a sink unit, fitted wardrobes with dressing table, eave style storage, a radiator and UPVC double glazed windows to the rear.

Bedroom Has a sink unit, fitted wardrobes with dressing table, a radiator and UPVC double glazed windows to the fore.



EPC: TBD

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

We are advised a re-wire and new central heating system is recommended. All services including the 12Kw installation solar panels have not been tested by the selling agent.

Council Tax - Band G (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of conveyancing partners including, Move Reports UK Ltd and Kingsley Bond where we currently receive a referral fee of £200 / £300 for each transaction.



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