



**LEE COOKE**  
ESTATE AGENCY GROUP  
— exp —

7 Heather Close, Brocton, Stafford, ST17 0TG

Offers Over £550,000

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## 7 Heather Close, Brocton, Stafford, ST17 0TG

Lee Cooke Estate Agency Group presents this wonderful and highly deceptive **CHAIN FREE Five-bedroom (plus study) Detached bungalow**, nestled within a sought-after rural cul-de-sac in the popular area of Brocton.

This exceptional home is ready and available now and offers fantastic conversion opportunities including potential for a side annex (subject to relevant permissions)

Externally the property is approached via a generous frontage providing ample off-road parking and a spacious double garage to the side.

The rear of the property is a true highlight, featuring a fantastic tiered garden with an entertainment-focused raised terrace, complete with a feature glass balustrade and steps leading to the lower lawned area. This outdoor space is perfect for relaxing or entertaining.

Internally, an inviting entrance porch opens to a spacious entrance hall, leading to a flexible array of accommodation. This includes a spacious lounge with direct access to the rear terrace, an open-plan entertainment kitchen diner, a utility room, and a ground-floor guest WC. The property also boasts five well-proportioned bedrooms and a separate study area ( Bedroom 5/ Dining area, a master en-suite, and a separate family bathroom.

### Location & Area

Situated in the popular Hamlet of Brocton, this location offers excellent commuting access to Cannock, Stafford, and Penkridge shopping centres. Neighbouring villages provide access to well-regarded schools, further shopping facilities, medical services, and public houses with eateries. Milford Common is also located within close proximity, offering additional outdoor opportunities.





## Entrance Porch

Accessed via a double-glazed composite door to the front, with double-glazed side windows, leading into the main entrance hall.

## Entrance Hall

Featuring a door with side windows from the porch, two central heated radiators, and laminate flooring. Doors lead to various rooms.

## Ground Floor Guest WC

Comprising a low-flush toilet, a pedestal wash basin, tiled flooring, and tiled walls. A door leads to the utility area.





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## Utility Room

4.17m x 2.26m (13'8" max x 7'5" min x 8'5")

Equipped with a double-glazed door and window to the rear terrace, wall and base units with roll-top work surfaces, tiled floor, and a central heated radiator. Freestanding washer and dryer are included in the sale. Doors lead to various internal rooms.

## Study/Bedroom 6

2.31m x 1.83m (7'7" x 6'0")

Featuring a double-glazed window to the side and laminate flooring. This room offers various usage options.

## Family Lounge

5.79m x 4.88m (19'0" x 16'0")

A spacious reception room with double-glazed French doors and side windows leading to the rear terraced area. Includes two central heated radiators and a living flame gas fire with a fitted surround. A door leads to the hall.



## Entertainment Kitchen Diner

6.10m x 3.96m (20'0" x 13'0")

Boasting a double-glazed window to the rear and doors leading to various rooms. This fantastic space features a superb selection of fitted wall and base units with square-edge worktops, a six-burner gas hob with oven and grill and an overhead extractor, ceiling beams, a double drainer sink, a central heated radiator, and a freestanding dishwasher. Spotlights to the ceiling, tiled floor, and part-tiled walls complete this area.

## Bedroom One

4.88m x 4.11m (16'0" max x 13'6" min x 17'0")

Featuring double-glazed French doors leading to the rear terraced area, spotlights to the ceiling, and a central heated radiator. A door leads to the en-suite and another to the entrance hall.



## En-suite

Comprising a walk-in shower area, a wash basin set in a vanity unit, a low-flush toilet, a heated towel rail, tiled floor, tiled walls, and spotlights to the ceiling. Includes a double-glazed window to the side.

## Bedroom Two

3.51m x 4.60m (11'6" x 15'1")

With a double-glazed window to the front, a wall-mounted wash basin with a vanity unit, a central heated radiator, and spotlights to the ceiling. A door leads to the hall.

## Bedroom Three

3.35m x 3.40m (11'0" x 11'2")

Featuring a double-glazed window to the front, laminate flooring, a central heated radiator, and spotlights to the ceiling. A door leads to the hall.





## Bedroom Four

3.53m x 3.05m (11'7" x 10'0")

With a double-glazed window to the side, a central heated radiator, and spotlights to the ceiling. A door leads to the hall.

## Bedroom Five/Dining Room

4.75m x 3.66m (15'7" x 12'0")

Featuring a double-glazed bow window to the front and a central heated radiator. A door leads to the hall.

## Family Bathroom

Fitted with a feature jacuzzi style tub bath, a walk-in shower area, a pedestal wash basin, a low-flush toilet, an extractor fan, tiled floor, tiled walls, and spotlights to the ceiling. Includes a heated towel rail and a door leading to the hall.



## Front Garden and Parking areas

A driveway leads to a lower-levelled entrance area with ample off-road parking, a lawned area bordered by trees, plants, and shrubs, and a gate providing rear access.

## Rear Garden

Comprising a lower-levelled lawned area with a selection of trees, plants, and shrubs, a storage shed, a lower-level paved patio, and a greenhouse. A gate provides access to the front.

## Terraced Entertainment Area

A wonderful terraced area with a paved patio, a feature glass balustrade with a handrail, and steps leading to the lower-levelled lawned area. Includes an external security light, a water tap, a pathway with a gate leading to front access, and an external power point.



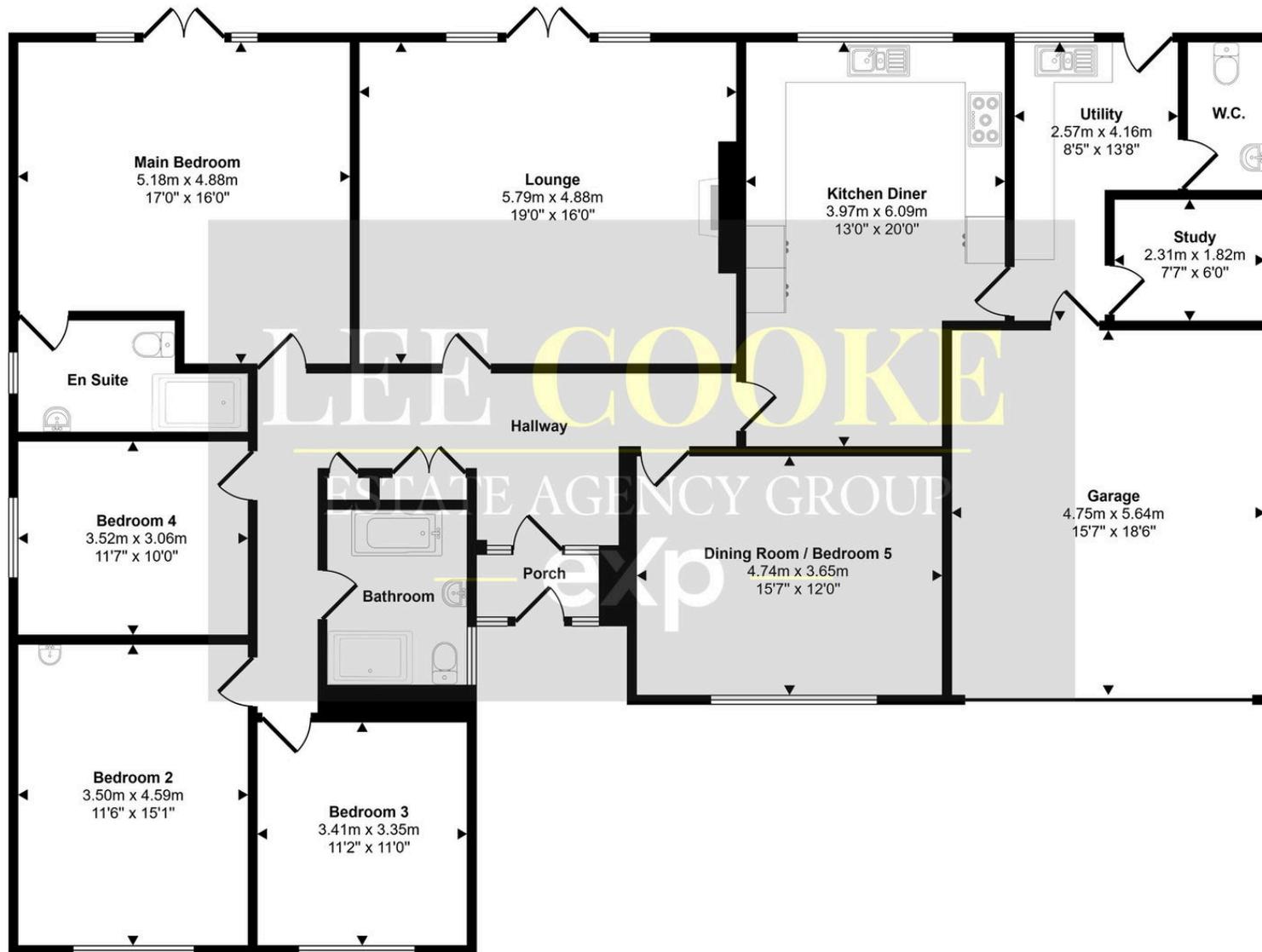
## Double Garage

5.64m x 4.75m (18'6" x 15'7")

Includes a solar wall-mounted control system with consumer boards, an upper storage area, a fitted EV charger, a remote access shutter to the front, and two double-glazed windows to the side. Please note the property does have owned solar panels designed to save a potential purchaser money on bills.

This property offers flexible living accommodation with a selection of various rooms, meaning it could have four, five, or even six bedrooms subject to relevant permissions. The garage area on the right-hand side of the property may also have potential for conversion into an annex, subject to relevant permissions.

**For further details on this wonderful home, please contact Lee Cooke Estate Agency Group today.** Please confirm with your solicitor regarding the connected services to the property.



Floorplan

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