



**Connells**

Sandy Lane  
Brewood Stafford



### Property Description

Samuel Thorneywork from the award winning Connells Estate Agents is proud to bring to the market Sandy Lane, a charming four bedroom detached bungalow in the sought after area of Brewood and boasts no onward chain.

Set on an elevated plot, this accommodation comprises a porch, an inviting entrance hallway, spacious lounge, dining room and kitchen. Additionally there are four bedrooms, perfect for a growing family. The ground floor is completed by having a shower room. Outside is ample off-road parking and a tandem garage with potential to convert to suit the families needs. To the rear is a well maintained and beautifully presented rear garden with access to a convenient outdoor WC.

Viewings are highly recommended and would suit families, developers or those seeking ground floor accommodation.

### Location And Area

Situated just a stone's throw away from the beautiful and highly sought after Brewood village centre with a wonderful selection of local shopping and outstanding eateries. Motorway links to include M6 and M54 along with the new i54 commercial development are also nearby. There are a fantastic selection of schools in Brewood and nearby Coven and Penkridge to include the ever popular Brewood Middle School, St Dominics and St Mary & St Chads First School. Brewood also offers wonderful access nearby towns and cities to include Wolverhampton, Telford, Penkridge, Cannock and Stafford.

### Approach

Set back from the roadside on an elevated plot behind ample off road parking with front garden, mature trees and access to the main accommodation and tandem garage.

### Porch

Single glazed windows, door to entrance hallway.

### Entrance Hallway

Storage cupboard, two ceiling light points, radiator, doors to lounge, dining room, four bedrooms and shower room.

### Lounge

17' 1" x 15' 3" ( 5.21m x 4.65m )

Single glazed window to front with secondary lazing, three wall lights, gas fire place with surround, Two strip gas radiators.

### Dining Room

11' 5" x 8' 6" ( 3.48m x 2.59m )

Ceiling light point, radiator, single glazed window to rear with secondary glazing, doors to hallway, rear garden and kitchen.



## Kitchen

11' 4" x 11' 3" ( 3.45m x 3.43m )

Matching wall and base units with stainless steel sink and drainer with taps, partly tiled walls, space for fridge freezer, gas cooker point, three ceiling light points, radiator, extractor fan, cupboard housing the water tank, single glazed window to rear with secondary glazing, doors to rear garden and dining room.

## Bedroom One

14' 5" x 10' 4" ( 4.39m x 3.15m )

Double glazed window to rear, fitted wardrobe, radiator, ceiling light point.

## Bedroom Two

14' 5" into wardrobe x 8' 4" max ( 4.39m into wardrobe x 2.54m max )

Double glazed window to rear, fitted cupboards, radiator, ceiling light point.

## Bedroom Three

11' x 8' 4" ( 3.35m x 2.54m )

Single glazed window to front with secondary glazing, radiator, ceiling light point.

## Bedroom Four

10' 10" x 7' ( 3.30m x 2.13m )

Single glazed window to front with secondary glazing, radiator, ceiling light point.

## Shower Room

Shower cubicle, low flush wc, wash hand basin, radiator, partly tiled walls, ceiling light point, single glazed window to side with secondary glazing.

## Outside Rear

Paved patio with lawn, shrubbery, steps to side gate, door to garage, outside wc.

## Outside Wc

Low flush wc, ceiling light point, single glazed window to rear.

## Tandem Garage

31' x 8' 10" ( 9.45m x 2.69m )

Double hinged garage doors, wall mounted boiler, single glazed window to side, loft access above, power supply, lighting, tap point, doors to rear garden and access to coal storage area.









Total floor area 160.9 m<sup>2</sup> (1,732 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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EPC Rating: E Council Tax  
Band: F

Tenure: Freehold

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