

Chase Road

Brocton, Stafford, ST17 0TL

John German



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£725,000

A stylish detached house which occupies a particularly impressive plot. Situated in this enviable location being within minutes walk of Cannock Chase, an area designated as a place of outstanding natural beauty.

Accommodation: A reception hall which provides a most welcoming introduction to this stylish property. Cloakroom which has a washbasin and WC. There are stairs rising to the first floor landing and a delightful dual aspect lounge which incorporates a cast log burner. Superb dining kitchen which has a most attractive range of contemporary style units with contrasting wooden work surfaces. Integrated appliances comprise hob, two ovens, dishwasher and a fridge freezer. There are patio doors opening to the deck and garden. Spacious utility room which has an excellent range of white units and contrasting work surfaces and space and provision for domestic appliances.

First floor landing off which leads the principal bedroom which is dual aspect and enjoys some fine elevated views. There are built-in wardrobes and an ensuite shower room having a shower with both conventional and waterfall heads, washbasin and WC set into a unit which also incorporates a cupboard. There are three further bedrooms and two of which have wardrobes. Stylish family bathroom comprising bath, wash basin with integrated cupboard, WC and exquisite tiling.

Outside, the house stands well back from the road beyond the very impressive wrought iron gates which leads to a very spacious drive which is capable of parking numerous cars and also gives access to the attractive double garage. There is a spacious lawn front garden. To the rear of the property there is a deck directly from the kitchen and in an extensive L-shaped lawn with established borders, a further sun deck and summer house.

Brocton is undoubtedly one of the most sought after villages within this area of Staffordshire. The county town centre of Stafford has a mainline intercity railway station where there are regular services operating to London Euston. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Agents notes: It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

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 & garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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: Stafford Borough Council / Tax Band F

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

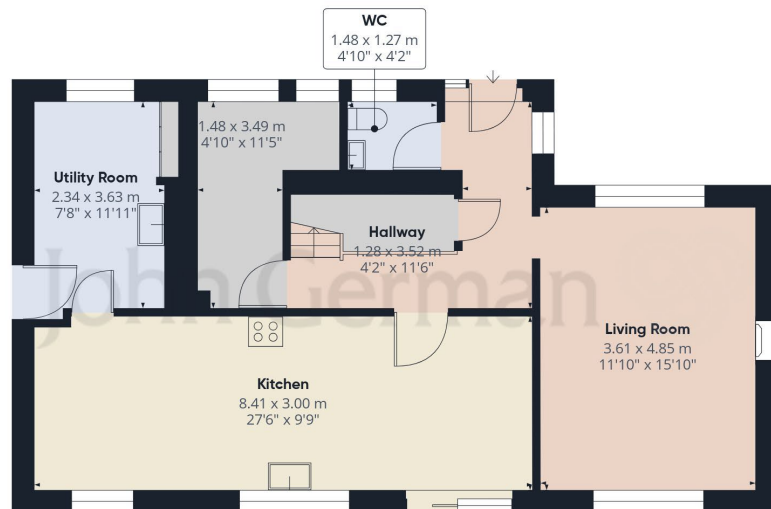
Our Ref: JGA13072026

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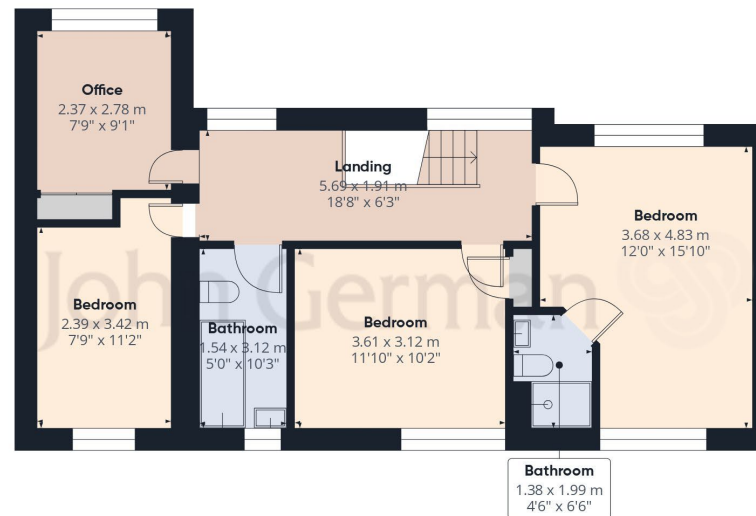
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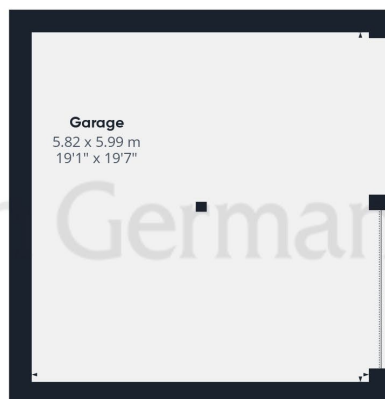




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

164.6 m²

1771 ft²

(1) Excluding balconies and terraces

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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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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