

Brook Lane

Brocton, Stafford, ST17 0TZ

John German



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£550,000

A most attractive Detached bungalow offered with no chain nestled on a spacious plot on Brook Lane within the ever-popular village of Brocton.

Brocton is one of the most sought after and desirable villages in Staffordshire, and sits proudly nestled against Cannock Chase, An Area of Outstanding Natural Beauty, being a haven for local wildlife and a wonderful place to walk, cycle and explore. Within the village there is a local post office, and the popular Brocton Golf Club. The nearby county town of Stafford has a range of high street shops, restaurants, bars and supermarkets plus an intercity railway station offering regular services to London Euston, some of which only take approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

Internally the bungalow comprises of entrance door opening into the porch with door opening into the central hallway with doors leading off to the spacious accommodation. There are three bedrooms - two spacious double bedrooms, and one smaller single bedroom ideal as a home office or study. The family bathroom comprises of low level wc, wash hand basin, bidet and white panelled bath with shower over. The spacious and inviting living room has large upvc double glazed French doors opening out to the rear garden, gas fire, both wall and ceiling light points, carpeted flooring, and a door leading into the dining room. The formal dining room has carpeted flooring, ceiling light point, door into the living room and central hallway and glazed sliding doors opening into the conservatory. The breakfast kitchen is fitted with a range of matching wall and base units, integrated fridge and the oven, hob and extractor are also included. There is a window to the front aspect, door into the dining room, two ceiling light points, and door into the utility room.

Outside the bungalow sits on a generously sized plot with wooden gate opening to the extensive block-paved driveway providing ample off-road parking for various vehicles and even space potentially for a motorhome or caravan, there is a beautiful lawned garden with a variety of plants, trees and shrubs, a carport, attached garage with electric up and over door and to the rear of the garage is a workshop area. To the rear of the property is a private enclosed garden with a useful outdoor toilet and storeroom, there are well kept lawns, a long with a generous patio seating area and a variety of plants, trees and shrubs.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard **Parking:** Driveway, car port & 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: JGA02022026

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.





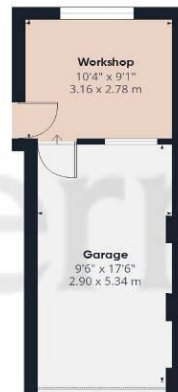


Ground Floor Building 1

Approximate total area⁽¹⁾

1727 ft²

160.5 m²



Ground Floor Building 2

(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 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.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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