



£270,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💰 COUNCIL TAX BAND: C

Brewood Stafford

6 Shepherds Fold Brewood
Stafford Staffordshire ST19 9FD



As a chain-free proposition, you'll flock by the dozen to get a glimpse of our Client's lovely home. A traditional layout defines the daytime areas, giving a feeling of space and balance.

The combined kitchen/diner features some integrated appliances and living room offers a hint of character detail and has a pretty garden outlook. The hall links the two rooms and gives access to the Guest WC and the staircase. Upstairs, a modern bathroom suite serves two double bedrooms to complete the accommodation. Outside, a small bark chip area defines the boundary, while to the side is a deep and wide brick-paved area that allows ample parking. The suntrap rear garden has been landscaped for ease of maintenance and could be a blank canvass for those with 'green fingers'.

- Chain-Free Proposition
- Beautifully Presented Throughout
- Larger Than Average Parking Area
- Landscaped Level Rear Garden
- Built Circa. 2 Years Ago
- Remainder of The 10-year NHBC Warranty

You can reach us 9am to 9pm, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

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Entrance Hallway 16' 2" x 6' 4" (4.92m x 1.93m)

Karndean flooring, an enclosed corner cupboard that houses the electric consumer unit and WiFi connection box. Staircase with fitted carpet to the first-floor accommodation.

Kitchen/Diner 16' 2" x 6' 7" (4.92m x 2.0m)

A dual aspect area fitted with matching wall base cupboards and drawers with counter tops over, integrated eye level electric oven, canopy extractor hood with a four-ring gas hob below, recessed single drain sink unit, integrated fridge/freezer, space for a washing machine and table and chairs. Karndean flooring and tiled wall splash-backs.

Living Room 10' 3" x 14' 5" (3.12m x 4.39m)

Rear aspect double doors with glazed panels look and open out to the rear garden, feature cast iron fireplace surround with pattern tiled floor, picture rail, and Karndean flooring.



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Guest WC 5' 8" x 2' 9" (1.73m x 0.84m)

WC with an enclosed cistern and a wall-mounted hand-wash basin with tiled wall splash-back, surrounded by part-wood panelled walls. Karndean flooring and extractor fan.

First Floor Landing

Ceiling hatch that allows access into the attic and a recessed shelved storage cupboard.

Bedroom One 10' 4" x 14' 6" (3.15m x 4.42m)

A larger than average double-sized room that overlooks the rear garden, fitted carpet and radiator.

Bedroom Two 8' 5" x 14' 5" (2.56m x 4.39m)

A double-sized room with two windows that allow in plenty of natural light, a recess for storage and an enclosed cupboard that houses the mains gas combination boiler.

Bathroom 6' 6" x 6' 8" (1.98m x 2.03m)

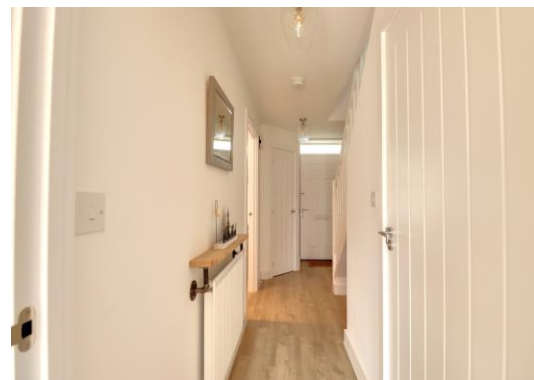
A contemporary three-piece white suite with tiled wall splash-backs, tiled floor and side window with deep sill. Panel enclosed bath with a mixer tap, and separate wall fitted shower with fixed and adjustable heads, semi-pedestal hand-wash basin with a mixer tap and a WC with an enclosed cistern.

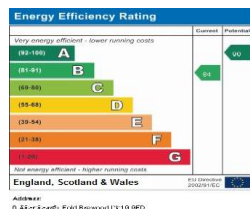
Outside Front

A bark chip area sits to the right hand side of the front door, and a brick-paved driveway to the side allows an ample area for off-road parking. Enclosed power supply and connecting charge point for an electric vehicle. Pedestrian side gate into the rear garden.

Outside Rear

An interesting L-shaped plot with a paved patio that overlooks a level lawn flanked by landscaped flowering borders, three gravel-chipped areas for standing potted plants and a deep recess with a timber shed. Cold water supply tap and a pedestrian side gate out to the brick-paved parking area.





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