



£245,000

KEY TENURE: Freehold

EPC RATING: D

COUNCIL TAX BAND: B

Brereton Rugeley

Main Road Brereton
Rugeley Staffordshire



Discover this enchanting three-bedroom Grade II listed property, believed to have been built in 1771 as the original servants' quarters for Brereton House. Tucked away from the main road down a shared driveway, this home effortlessly combines historical charm with modern conveniences.

The spacious living room boasts a spectacular exposed brick fireplace, while the stylish kitchen/diner features the original front door of Brereton House, now an elegant internal doorway. Upstairs, you'll find three generously sized bedrooms and a contemporary family bathroom. Outside, this unique property offers one allocated parking space in front of the single garage, a beautiful front garden with a paved seating area, gravelled sections, and a variety of lush planting beds. Situated in Brereton, the home is conveniently close to Rugeley town centre with its extensive amenities and just minutes from the breathtaking Cannock Chase, an area of outstanding natural beauty. You really have to book a viewing to truly appreciate the charm this home provides.

- Grade II Listed Semi-Detached Home
- Stunning Living Room With A Spectacular Exposed Brick Fireplace
- Stylish Kitchen/Dining Room
- Three Well Proportioned Bedrooms & Bathroom
- One Allocated parking Space & Garage
- Well Established Front Garden

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Entrance Hall

Being accessed through a wooden entrance door and having tiled floor, ceiling rose and large useful storage cupboard.

Living Room 14' 1" x 16' 3" (4.29m x 4.95m)

A spectacular reception room having an exposed brick chimney breast with a solid oak mantle and a decorative tiled hearth and display shelving. Coving, two ceiling roses, radiator and double glazed window to the front elevation with a secondary glazed panel.

Kitchen / Dining Room 14' 1" max x 14' 1" (4.28m max x 4.29m)

Having a range of matching units extending to base and eye level with wooden work surfaces having an inset sink drainer with mixer tap. Spaces for appliances, tiled floor, coving, ceiling rose, stairs lead to the first floor and double glazed window to the front elevation.

First Floor Landing

Having a double glazed window to the rear elevation, coving, access to loft space and a large built-in cupboard/wardrobe



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Bedroom One 14' 8" x 10' 6" (4.47m x 3.19m)

A large double bedroom having coving, radiator and double glazed window to the front elevation.

Bedrom Two 14' 3" x 8' 2" exc. door recess (4.34m x 2.49m exc. door recess)

A second dual aspect double bedroom having wood panelling to the lower half of one wall, coving, radiator and double glazed windows to the front and rear elevations.

Bedroom Three 11' 1" x 7' 11" (3.38m x 2.42m)

A further good-sized bedroom having coving, radiator and double glazed window to the front elevation.

Family Bathroom 5' 9" x 7' 2" exc. door recess (1.75m x 2.19m exc. door recess)

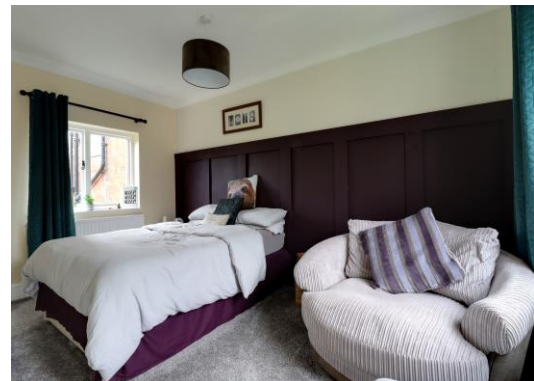
Having a white suite which includes a panelled bath with a period style mains shower over, vanity style wash basin with mixer tap and low level WC. Recessed downlights, tiled floor, heating chrome towel radiator and double glazed window to the front elevation.

Outside - Front

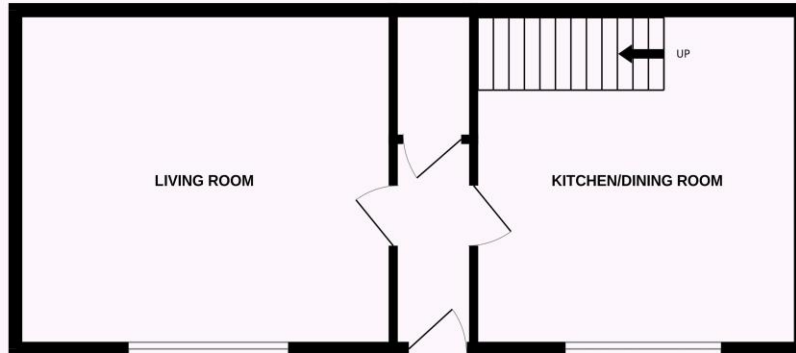
The property is accessed by a shared driveway which leads past the main house to a parking area where this property has a single allocated parking space located directly in front of the garage. The front garden is designed with low maintenance in mind and is well established with a paved seating area with gravelled areas and an array of well stocked beds

Single Garage

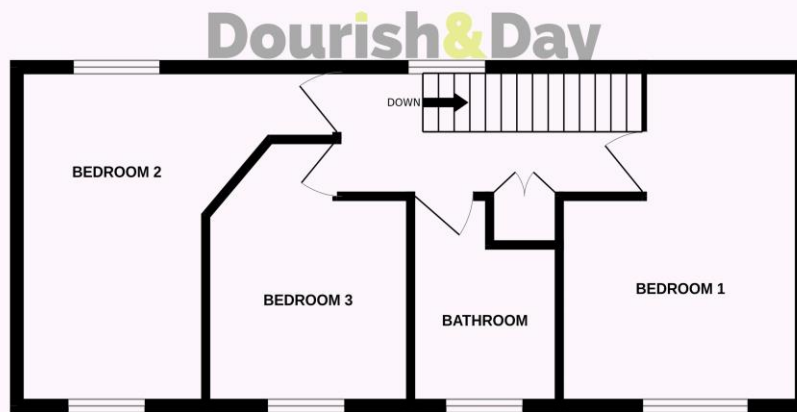
Having an up and over door to the front. Adjoining the garage is a communal bin store.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
79		79	
Full energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.ec.europa.eu			



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