



Offers Over £240,000

🔑 TENURE: Freehold

📊 EPC RATING:

£ COUNCIL TAX BAND: C

Brewood Stafford

Deansfield Close Brewood
Stafford Staffordshire ST19 9HS



Brewood is a sought after and ancient market town in the civil parish of Brewood and Coven in the South Staffordshire district. Brewood lies near the River Penk, eight miles north of Wolverhampton city centre and eleven miles south of the county town of Stafford. Some three miles to the west of Brewood is the border with the county of Shropshire.

This semi rural village location gives you the opportunity to acquire this delightful three bedroom semi detached. There is a generous lounge, separate diner, kitchen and first floor shower room as well as a side entry giving access to two stores and a w/c. A driveway providing off road parking and superb well manicured gardens which also hosts the drive through garage. In addition this great opportunity comes with vacant possession and no upward chain.

- Great Opportunity In Historic Village
- Three Bedroom Semi Detached
- Delightful Well Kept Gardens
- Walking Distance To Village Centre
- Great Commuting Links
- No Upward Chain

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Porch

Having two double glazed windows to the side and double glazed door to front elevation. Internal timber door to hallway.

Hallway

With stairs to the first floor, radiator and internal door to Living Room.

Lounge 13' 3" x 11' 5" (4.03m x 3.49m)

Having a feature electric fire set in a decorative surround, radiator and double glazed window to the front elevation.

Kitchen 10' 11" x 9' 4" (3.34m x 2.85m)

A rear facing kitchen with a range of base and eye level units, fitted work surface, incorporating a sink unit with tile splashbacks. Space for cooker, washing machine and a further space for a fridge. Quarry tile flooring, Internal doors to the under stairs pantry, dining room and side passage way, radiator and double glazed window to the rear elevation.

Dining Room 10' 10" x 10' 7" (3.31m x 3.23m)

Having an inset gas fire set in a decorative surround, radiator and double glazed french doors to the rear garden.



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Side Passageway

Having double glazed doors to the front and rear elevation. The side passageway gives access to the workshop/store.

Workshop/Store Room 11' 8" x 4' 2" (3.56m x 1.28m)

Providing the facility for ample storage or a small workshop. In addition there is a further storage cupboard.

Guest W/C

Having a low level flush w/c and part tiled walls.

First Floor Landing

With a door to storage cupboard, loft access hatch and double glazed window to the side elevation.

Bedroom One 11' 7" x 11' 6" (3.52m x 3.51m)

Having a radiator and double glazed window to the front elevation.

Bedroom Two 10' 11" x 10' 3" (3.33m x 3.12m)

Having built in wardrobes, radiator and double glazed window to rear elevation.

Bedroom Three 8' 8" x 8' 2" (2.63m x 2.49m)

Having a storage cupboard, radiator and double glazed window to front elevation.

Wet Room 7' 9" x 5' 7" (2.35m x 1.69m)

Wet room shower with shower area and curtain, having an electric shower over, low level flush w/c, wall mounted wash hand basin, part tiled walls radiator and double glazed window to rear elevation.

Outside - Front

Well manicured lawned area with shrubs to borders, a small brick dwarf retaining wall, block paved driveway providing ample off road parking.

Outside - Rear

A paved patio leading to a well manicured lawn area and additional second paved patio seating area/hard standing with large timber gates to the rear access service road. Garden is enclosed by brock walling and panel fencing and access to the garage.

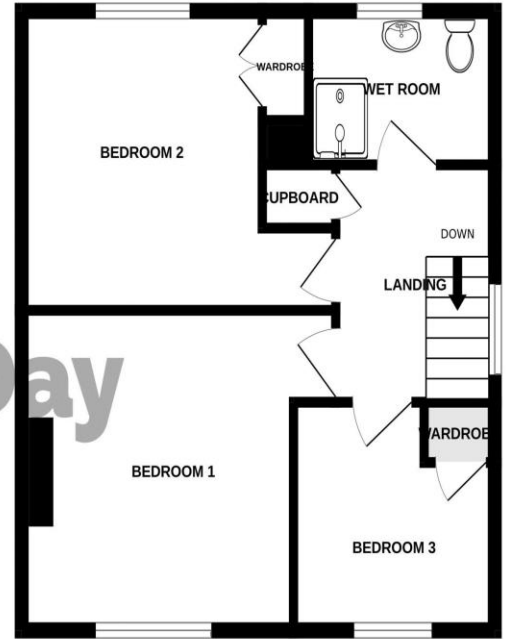
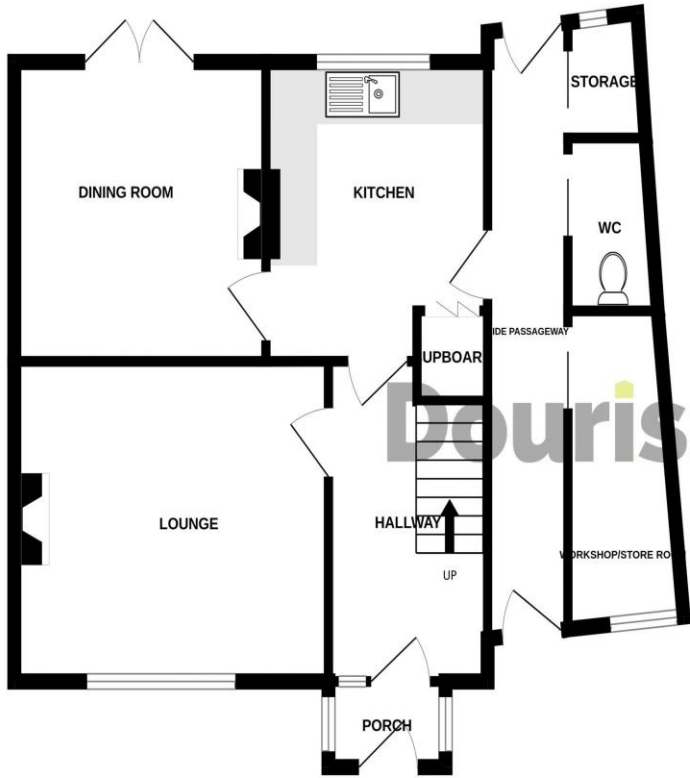
Garage 19' 9" x 10' 2" (6.03m x 3.09m)

Having two windows to the side elevation, set of timber doors to rear service road and electric roller remote door to rear patio.



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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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