



£375,000

🔑 TENURE: Freehold

📊 EPC RATING: C

🏠 COUNCIL TAX BAND: E

## Brewood Stafford

Stonebridge Road Brewood  
Stafford Staffordshire



***If you're looking for a family sized home in this highly desirable village, then this four bedroom detached home is likely to be ticking off all those boxes!***

Located in the ancient market town of Brewood steeped in history dating back to the Romans situated one mile south of the infamous A5 Roman Road. Providing superb commuting links and an array of local amenities ranging from shops, restaurants, public houses and sought after schooling. Enjoying a prominent position on the very popular Stonebridge Road being just a short walk to the centre, this outstanding opportunity has arisen and is sure to be popular. Being well presented, this detached home has a breakfast kitchen, a lounge and separate dining room, conservatory, guest WC, four bedrooms, ensuite and a family bathroom. Externally are front and rear gardens a garage and a driveway.

- Four Bedroom Detached House
- Sought After Village Location
- Lounge, Dining Room & Conservatory
- Kitchen & Utility
- Garage & Driveway
- En-suite & Family Bathroom

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4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

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### Canopy Porch

Having a double glazed door leading to:

### Entrance Hallway

Having a tiled floor, radiator and turned stairs case to first floor and useful storage cupboard.

### Guest WC

Having a suite comprising of a wall mounted wash hand basin with chrome taps and low level WC. Part tiled walls, tiled floor, radiator and double glazed window to the side elevation.

### Living Room 15' 1" x 10' 10" (4.59m x 3.30m)

Having an inset gas living flame gas fire set within a decorative surround, two radiators, coving and double glazed walk-in bay window to the front elevation.

### Dining Room 11' 6" x 7' 6" (3.51m x 2.28m)

Having ceiling coving, radiator and double glazed French doors leading to:

### Conservatory 8' 10" x 7' 9" (2.69m x 2.35m)

Having a tiled floor, double glazed windows and French doors giving views and access to the rear garden.



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## **Kitchen** 9' 7" x 8' 8" (2.93m x 2.65m)

Having a range of matching units extending to base and eye level and fitted worksurfaces with inset sink unit and chrome mixer tap. Integrated oven, hob and cooker hood over, space for fridge and room for a table and chairs. Radiator, tiled floor and double glazed window to the rear elevation.



## **Utility Room** 8' 7" x 4' 9" (2.61m x 1.46m)

Having fitted work surfaces with base units beneath. Spaces for washing machine and fridge/freezer, tiled floor, wall mounted gas central heating boiler and double glazed door leading to the rear garden.



## **First Floor Landing**

Having access to loft space, radiator, airing cupboard and double glazed window to the side elevation.

## **Bedroom One** 11' 9" x 10' 5" (3.57m x 3.18m)

Having built-in wardrobes, radiator and double glazed window to the front elevation.

## **En-suite (Bedroom One)**

Having a suite comprising of a tiled walk-in shower cubicle with fitted shower, pedestal wash hand basin and low level WC. Part tiled walls, extractor fan, radiator and double glazed window to the side elevation.

## **Bedroom Two** 12' 11" x 9' 1" (3.94m x 2.76m)

Having built-in wardrobes, radiator and double glazed window to the front elevation.



## **Bedroom Three** 10' 5" x 6' 8" (3.17m x 2.03m)

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

## **Bedroom Four** 8' 4" x 6' 11" (2.55m x 2.12m)

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

## **Family Bathroom** 7' 5" x 5' 6" (2.27m x 1.68m)

Having a suite comprising of a panelled bath with mixer shower taps, pedestal wash hand basin with chrome taps and low level WC. Part tiled walls, extractor fan, radiator and double glazed window to the rear elevation.



## **Outside Front**

The front garden includes a lawned front garden with a driveway providing off road parking and leading to:

## **Garage**

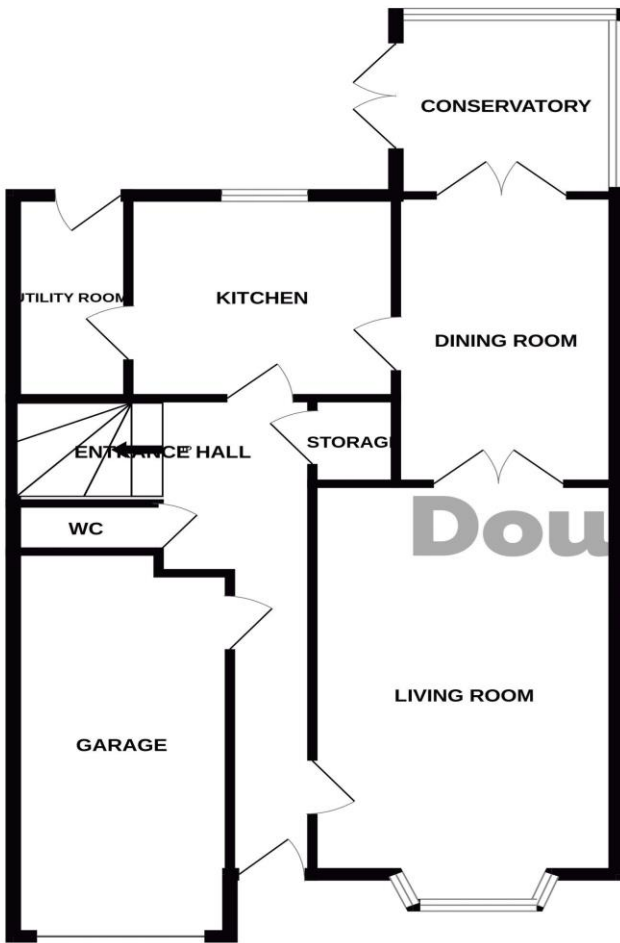
Having an internal door to the hall and up and over door to the front.

## **Outside Rear**

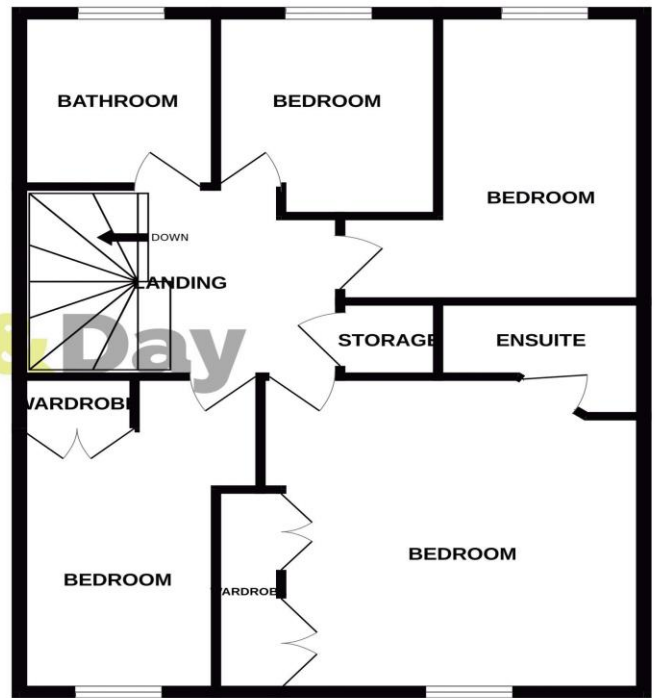
The rear garden includes a paved patio seating area overlooking the remainder of the garden which is mainly laid to lawn with an outside water tap and being enclosed by panel fencing. gated access leads to the front of the property.



GROUND FLOOR



1ST FLOOR



Dourish & Day

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

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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