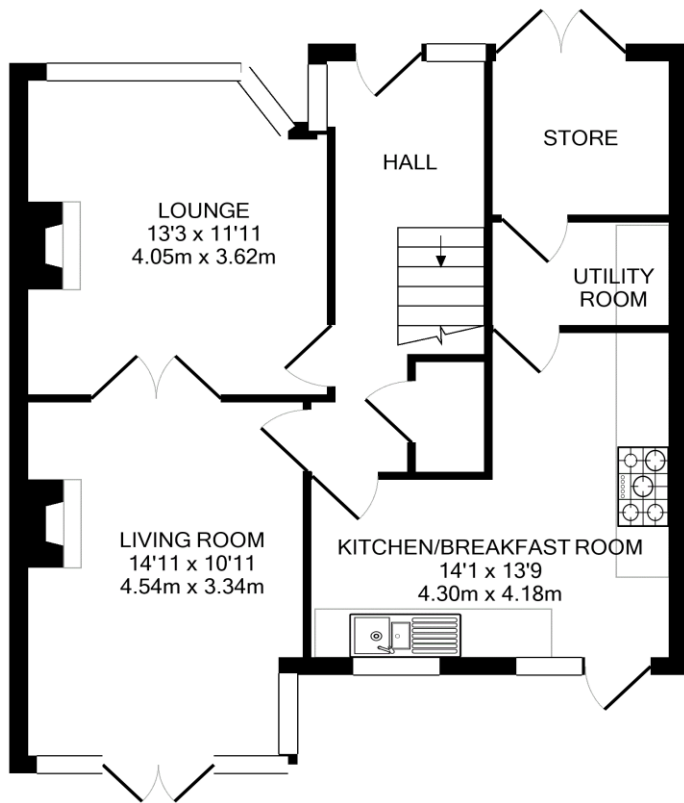


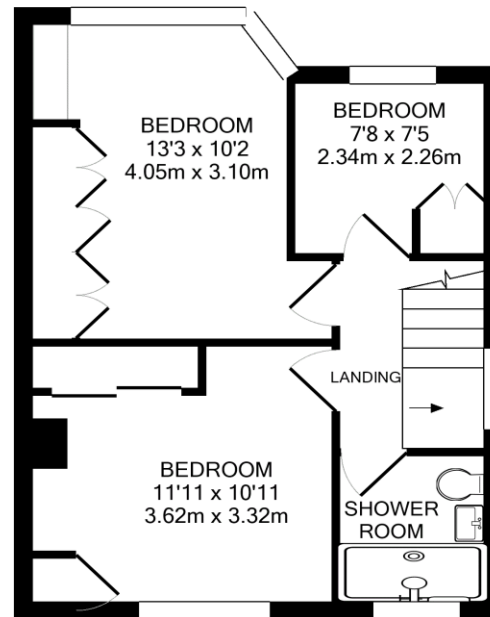


nick tart

25 Vicarage Road, Brewwood, Stafford, ST19 9HA



GROUND FLOOR
 APPROX. FLOOR
 AREA 653 SQ.FT.
 (60.7 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 408 SQ.FT.
 (37.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1061 SQ.FT. (98.5 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2021



25 Vicarage Road, Brewood, ST19 9HA

- Sought after village location
- 2 Reception rooms
- Kitchen with fitted appliances
- Utility + store
- Shower room
- 3 bedrooms
- Landscaped rear garden
- Ample driveway
- Highly presented interior
- EPC: D64

The accommodation in further detail comprises...

Entrance Hall having composite front door, UPVC double glazed windows with obscure glass to the front and side, radiator, wood effect flooring, staircase rising to the first floor, under stair storage cupboard and doors to...

Lounge having a gas fire with feature surround, double glazed window to the fore and internal glass double doors lead to...

Sitting Room having a gas fire with feature surround, double glazed window to the rear and side, whilst double glazed patio doors lead out to the garden...

Kitchen has a matching range of wall and base units with work surfaces over, integrated dishwasher and fridge, wine rack, one and a half bowl sink unit with mixer tap, gas cooker point with extractor fan over, tiled flooring, vertical radiator, inset spotlighting, double glazed window to the rear & double glazed UPVC door leads outside...

Utility has plumbing for washing machine with work surfaces over, radiator, tiled flooring storage cupboard with further UPVC double glazed doors with obscure glass lead out to the driveway.

Landing has hatch to roof space, double glazed window to the side with obscure glass and doors lead off too...

Shower room has a shower cubicle, wash hand basin with vanity unit under, WC, heated towel rail, heated LED vanity mirror which boasts bluetooth speaker and shaving point, tiled flooring and fully tiled walls...

Bedroom offers *Bonds of Brewood* fitted wardrobes with sliding mirror door, radiator, storage cupboard housing the gas combination boiler and double glazed window to the rear...

Bedroom offers *Bonds of Brewood* fitted wardrobe, radiator and double glazed window to the fore...

Bedroom offers *Bonds of Brewood* fitted wardrobe, radiator, double glazed window to the fore and wood effect flooring.

Outside has a patio area leading to a well-maintained lawn and water feature with the benefit of a timber garden store. To the front of the property there is a driveway that allows for off road parking.

We are advised that the loft is fully boarded and has the benefit of power and light points.

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band D (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

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Also at
Ironbridge, Telford, Bridgnorth, Much Wenlock & Newport

