

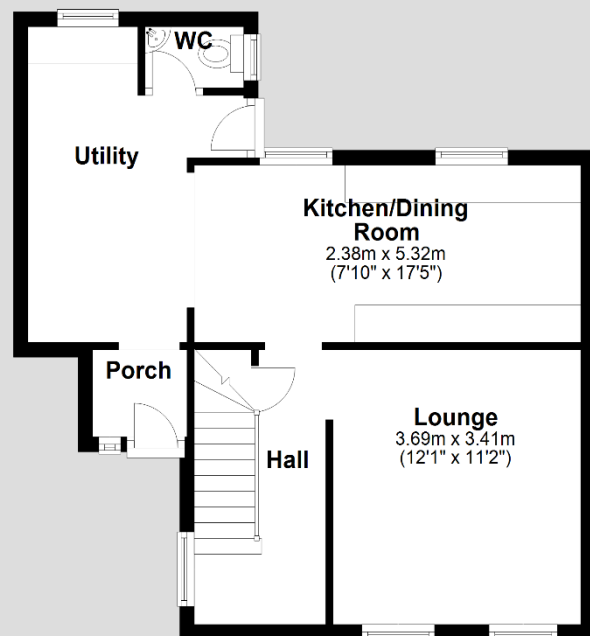


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Oak Road, Brewwood, Stafford, ST19 9HH

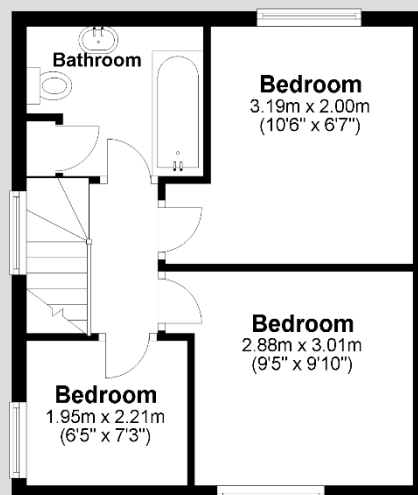
Ground Floor

Approx. 45.5 sq. metres (490.2 sq. feet)



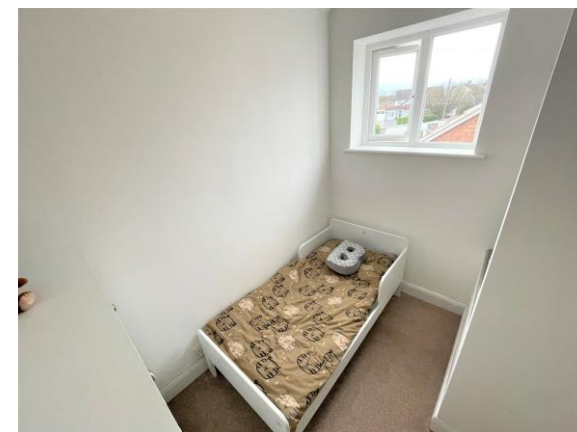
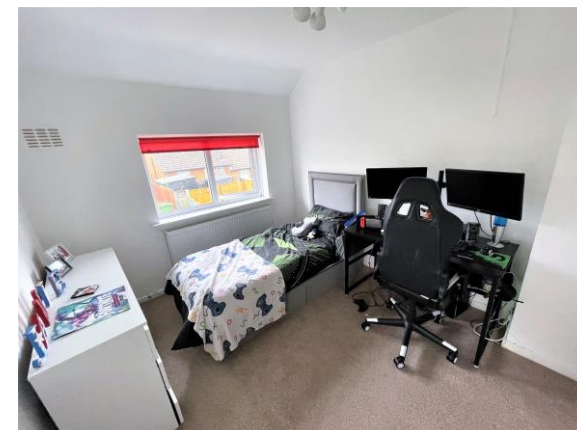
First Floor

Approx. 32.8 sq. metres (353.3 sq. feet)



Total area: approx. 78.4 sq. metres (843.5 sq. feet)

Measurements are approximate. Not to scale. Illustrative purposes only.
Plan produced using PlanUp.



Oak Road, Brewwood, Stafford, ST19 9HH

- Hallway
- Lounge
- Kitchen + Utility
- Bathroom
- 3 Bedrooms
- Driveway to the fore
- Generous rear garden
- EPC: D67

The accommodation in further detail comprises...

Entrance Porch has a UPVC double-glazed front door with obscure glass, wood effect flooring and a squared opening to...

Utility having wood effect flooring, plumbing for washing machine, space for dryer, vertical wall mounted radiator, WC, UPVC double-glazed patio style door to the rear and squared opening to...

Kitchen offering a range of contemporary wall and base units with worksurfaces over, sink unit with mixer tap, integrated fridge/freezer and dish washer, built-in electric oven with electric hob and extractor fan over, x2 UPVC double-glazed windows to the rear and a squared opening to...

Hallway houses a staircase rising to the first floor, radiator, UPVC double-glazed window to the side and a squared opening to...

Lounge has wood effect flooring, radiator and x2 UPVC double-glazed windows to the fore...

Landing has a UPVC double-glazed window to the side, hatch to roof space and doors to...

Bedroom has a UPVC double-glazed window to the side and radiator...

Bedroom has a UPVC double-glazed window to the fore and radiator...

Bedroom has a UPVC double-glazed window to the rear and radiator...

Bathroom has a white suite comprising of a panel bath with shower unit over, circular wash hand basin with Vanity unit under, WC, storage cupboard housing the gas combination boiler, tiled flooring, part tiled walls and UPVC double-glazed window with obscure glass to the rear...

Outside

Garden has a paved patio area, lawn, and a timber garden store...

Parking is a via a driveway to the front of the property.

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band C (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
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