



Newport House, 28 Newport Street, Brewood, Stafford, ST19 9DT

BERRIMAN
EATON

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A charming, period village residence providing versatile three or four bedroom accommodation including the potential for an independent ground floor suite, a lovely garden to the rear and the addition benefit of ample off street parking.

LOCATION

Newport House stands in the centre of Brewood within easy walking distance of the wide ranging local facilities afforded by the village itself including excellent schooling for which the area is renowned.

Wolverhampton, Stafford and Cannock are all within easy travelling distance with local rail services running from Codsall station, mainline services running from Stafford and regular bus services running from the village centre itself. The M6, M6 Toll and M54 facilitate fast access to Birmingham, the entire industrial West Midlands and beyond.

DESCRIPTION

Newport House is an attractive period property with surprisingly spacious accommodation over ground and first floors. The house has flexibility of layout with a room to the rear of the property with an adjoining shower room which could be used as the basis for a self-contained bedroom suite / annex or for additional reception space according to buyers own wishes. The property benefits from partial double glazing and gas fired central heating and provides buyers the opportunity to personalise the property to their individual tastes and preferences.

ACCOMMODATION

A panelled and glazed door opens into the PORCH with tiled floor and a front door which opens into the HALL. There is a delightful bay fronted SITTING ROOM with a corner aspect with a walk in double glazed bay window to the front together with two side windows, one of which is double glazed, which flank the open, brick fireplace with quarry tiled hearth and there is a central ceiling beam. An INNER LOBBY has an open doorway into the DINING ROOM with a beamed and raftered ceiling, a side window and a glazed door into the KITCHEN with wall and base mounted cupboards, a sink unit, a double oven, electric hob with filtration unit above, laminated flooring and a door and window into the LAUNDRY which has double glazed windows and a double glazed door to the garden. The inner hall has a door into an INNER HALL with book and display shelving, a SHOWER ROOM with fully tiled corner shower, WC and pedestal basin, a store cupboard and a door to the STUDY / BEDROOM FOUR with a window overlooking the rear garden and a wide bank of fitted wardrobes / cupboards.

A staircase from the hall rises to the galleried first floor landing with a double glazed window to the rear, access to the roof space, a wardrobe and a linen cupboard with radiator. BEDROOM ONE is a double room in size with a double glazed window overlooking the rear garden and two double wardrobes either side of a central knee hole chest of four drawers. BEDROOM TWO is a double room in size with a window to the front, a range of fitted wardrobes with knee hole dressing table to one side and cupboards above together with coordinating cabinet and chest of three drawers and BEDROOM THREE has a front window. The BATHROOM has a coloured suite with a panelled bath, pedestal basin and WC and a window to the side.

OUTSIDE

Newport House stands well back from Newport Street with a picket fence to the front boundary, a shaped front lawn with stocked beds and borders and a DRIVEWAY to one side laid in tarmac providing ample off street parking. There is a long CAR PORT and secured access to the lovely REAR GARDEN which has a large, shaped lawn, well stocked beds and border, old walls to two sides, a timber shed and greenhouse.

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND F - South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

Broadband – Ofcom checker shows Standard and Superfast is available

Mobile – Ofcom checker shows O2 and Vodaphone cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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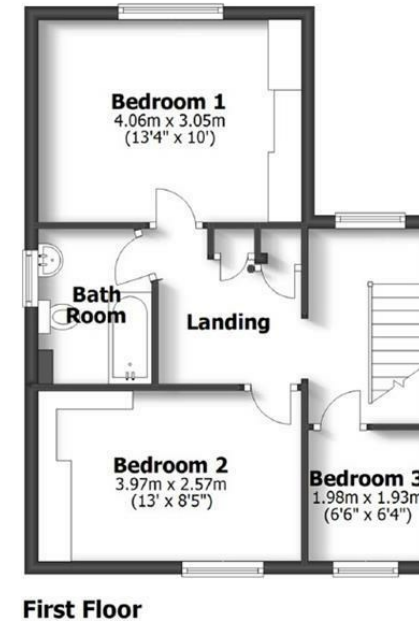
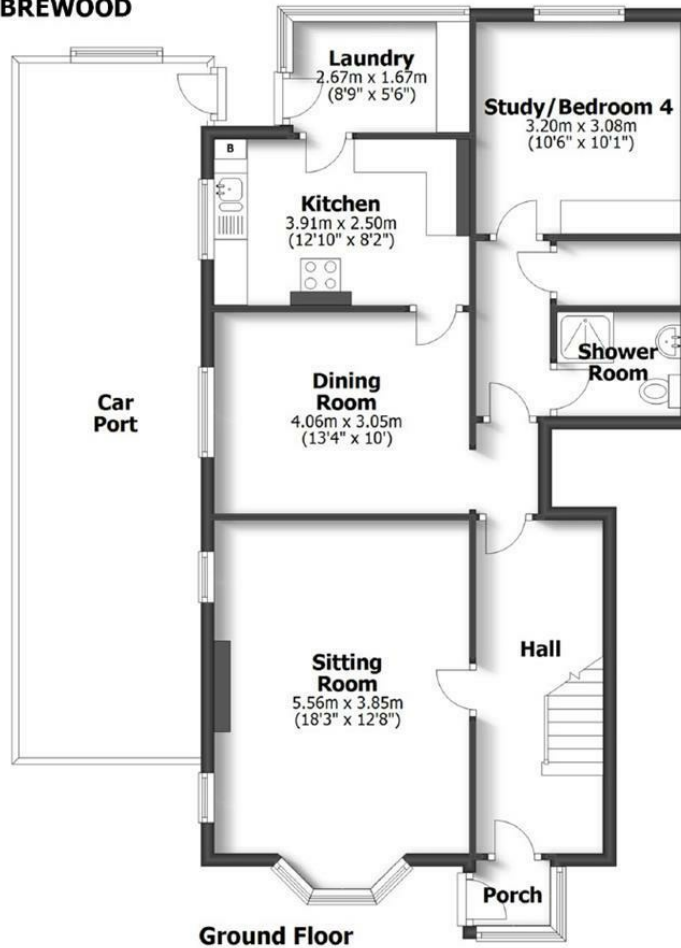
Offers Around
£399,950

EPC:

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



NEWPORT HOUSE
28 NEWPORT STREET, BREWOOD



TOTAL: 121.9sq.m. 1313sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

