



2 Johnsgate, Brewood, Stafford, ST19 9HZ

BERRIMAN
EATON

2 Johnsgate, Brewwood, Stafford, ST19 9HZ

A delightful, extended three bedroom bungalow which would benefit from a scheme of refurbishment
in a sought-after South Staffordshire village
NO UPWARD CHAIN

LOCATION

Johnsgate stands on the fringes of Brewwood which is a highly regarded South Staffordshire Village. There are an extensive range of everyday local shopping facilities including doctors surgery, post office, bakery, a local supermarket and several pubs with restaurant facilities. The village benefits from excellent schooling in both sectors in the area including Brewwood First and Middle Schools and St Dominic's Grammar School in the village itself.

The village has a thriving local community as well as being conveniently situated for communications with the A5 and A41 corridors together with the M6, M6 Toll and M54 motorways providing fast access to the entire industrial West Midlands. Furthermore, the property is well located for commuting to further amenities afforded by Wolverhampton and Stafford Town Centres and there is a bus service from the village.

DESCRIPTION

2 Johnsgate has been well maintained over the years, but would now benefit from a gentle scheme of refurbishment. The accommodation is over one floor with three bedrooms, a large L-shaped reception room, breakfast kitchen and bathroom. There is ample parking to the front along with a garage and a lovely rear garden. The property benefits from double glazing, the boiler was replaced in 2024 (with the remainder of a 10 year guarantee) and the property was re-roofed in 2003.

ACCOMMODATION

A double glazed front door with side panels opens into the PORCH with a door to the rear garden and a glazed door opens into the HALL with access to the loft and a useful storage cupboard. There is an L-SHAPED RECEPTION ROOM with ample space for both seating and dining with a double glazed window to the side, double glazed windows to either side and door to the rear garden, wiring for wall lights, coved ceiling, a gas fire set in York Stone surround and a door to the BREAKFAST KITCHEN with a range of wall and base units, stainless steel sink and drainer, space for an under counter fridge, plumbing for a washing machine, space for a gas cooker, a cupboard housing the wall mounted gas fired central heating boiler which was fitted in 2024, ample space for dining, double glazed windows to three elevations and a double glazed door to the rear garden.

BEDROOM ONE is a good size double room with coved ceiling and a double glazed window overlooking the front garden. BEDROOM TWO is a good size double with coved ceiling and a double glazed window to the front. BEDROOM THREE is a good size with a double glazed window to the side and the HOUSE BATHROOM has a panelled bath with a hand held shower, pedestal wash basin, WC, part tiled walls, and a double glazed window.

OUTSIDE

2 Johnsgate sits behind a DRIVEWAY laid in tarmac affording off road parking for several vehicles with a shaped lawn to one side leading to the GARAGE with an up and over door, electric light and power and a courtesy door and window to the rear garden.

The REAR GARDEN has a paved patio with shaped lawn beyond with screening shrubs and hedges with planted and flowering beds and borders. There is a patio to the side with a covered area leading to the external WC and a rear door to the porch.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND E – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Superfast are available

Mobile – Ofcom checker shows all of the four main providers have limited coverage indoors with all four having likely coverage outdoors.

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

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

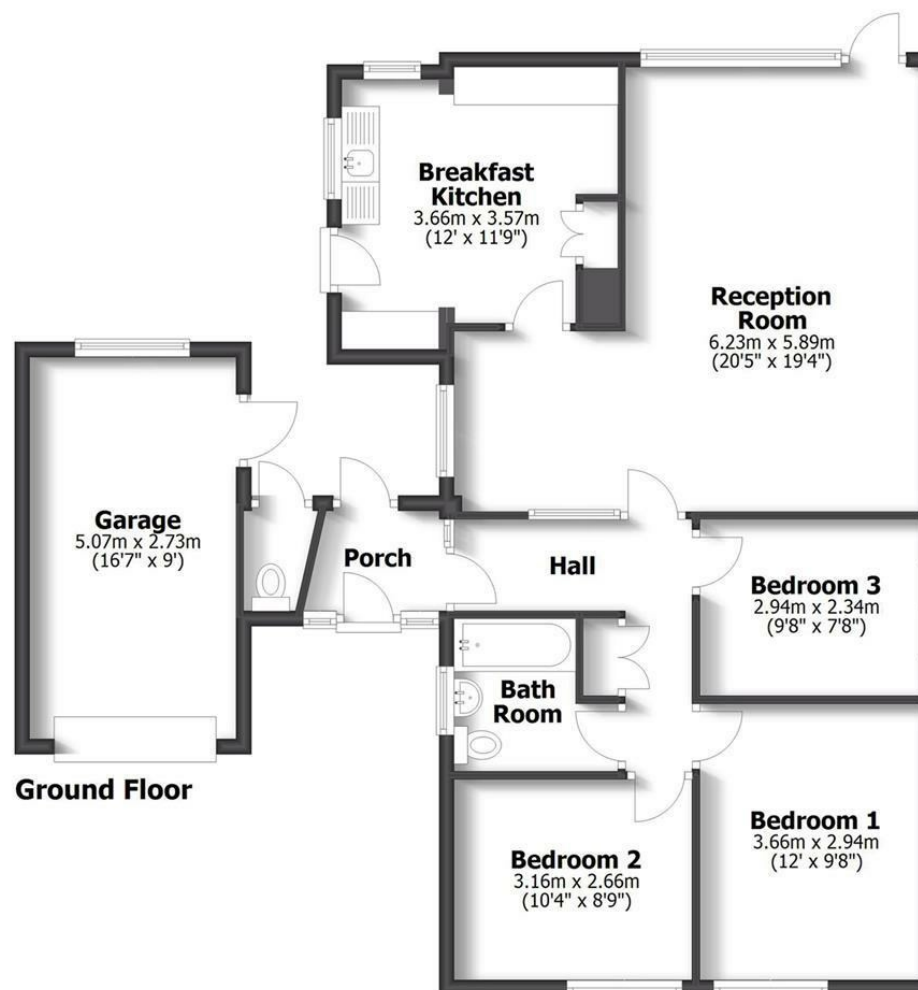
Offers Around
£395,000

EPC: D

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.



2 JOHNSGATE BREWOOD



BUNGALOW: 84.1sq.m. 905sq.ft.
GARAGE: 13.8sq.m. 149sq.ft.
TOTAL: 97.9sq.m. 1054sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

