



The Hollies, 4 High Green, Brewood, Stafford, ST19 9BD

BERRIMAN
EATON

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A rare opportunity provided by a detached, period cottage in the heart of the village which requires a full and comprehensive scheme of refurbishment and which has the benefit of planning permission for sympathetic remodelling of the front elevation, substantial rear extensions, a self contained detached garden room and improvements to parking.

LOCATION

4 High Green stands in a lovely position at the very heart of Brewood which is an historic South Staffordshire village with a picturesque centre set around an old market square.

Brewood has a full complement of local shopping facilities which are more than ample for everyday needs and there is easy access to the further and more comprehensive facilities afforded by Codsall, Wolverhampton and Stafford.

The village has a thriving and active community and benefits from excellent schooling with a multitude of schools of high repute in both sectors being easily accessible with St Dominic's High School and Brewood First and Middle Schools being in the village itself.

DESCRIPTION

The Hollies is an attractive, double fronted detached Victorian cottage with a tile hung single storey front gable together with a driveway and garage to one side.

The property requires a comprehensive scheme of ground up renovation and refurbishment throughout and planning permission has been passed which would create a house comprising a hall, sitting room, study, cloakroom, utility and a large living kitchen to the rear on the ground floor together with three double bedrooms and two bath / shower rooms to the first floor and a detached garden room which could be utilised for a variety of purposes, a self contained annexe or a gym, office and shower room. The planning permission also allows for sympathetic remodelling of the front elevation and improvement to level and increase the size of the front parking space.

This represents an increasingly rare opportunity to create an individual family home within a few minutes walk of both the village centre and the canal which can be finished and tailored to individual buyers preferences.

ACCOMMODATION

The property currently comprises a small HALL with a large, bay fronted through RECEPTION ROOM with a light through aspect, a KITCHEN AREA with under stairs store which has an internal door to the garage and a CLOAKROOM together with a landing, THREE BEDROOMS and BATHROOM AREA to the first floor.

OUTSIDE

The Hollies stands behind a pleasant frontage with a low built brick wall, DRIVE to one side, matured and stocked front border two brick paviour steps lead to the front door. There is an INTEGRAL GARAGE and gated side access to the long REAR GARDEN which is of an excellent size for a property of this nature in this location.

NB the eastern garden boundary is currently half fenced and the remainder of the fencing will be erected by the sellers prior to the completion of the sale.

Parking permits are available at a current cost of £102 pa. with a maximum of two for the property.

PLANNING PERMISSION

Planning permission has been granted to "remove existing front extensions and refurbish flat roof. Erect new part two storey, part single storey rear extension and garden outbuilding".

South Staffordshire Council
Application Number: 25/00176/FULHH
Date of decision: 15th May 2025

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

The property is in a conservation area.

COUNCIL TAX BAND D – 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 / Superfast / Ultrafast are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

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

The long term flood defences website shows very low

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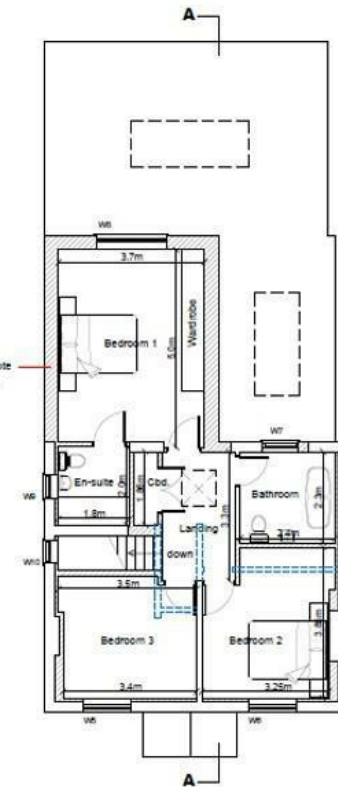
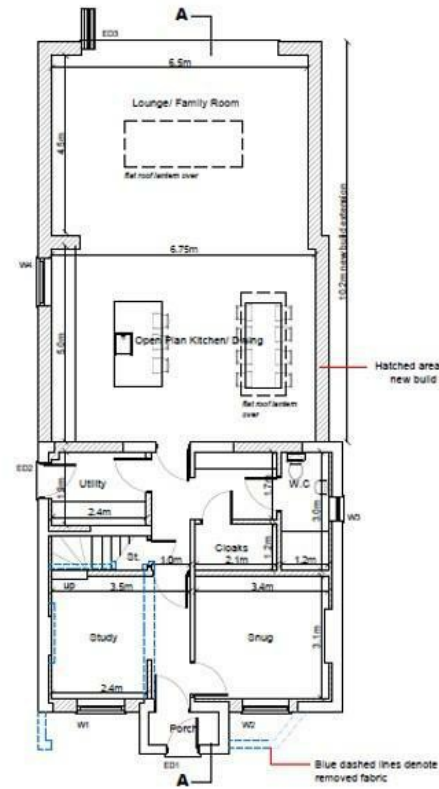
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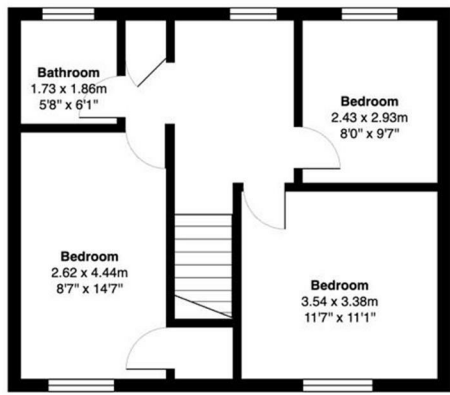
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Offers Around
£475,000

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.





Total Area: 101.1 m² ... 1088 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

