49 Deacons Field, Brewood, Stafford, ST19 9GA

BERRIMAN
EATON

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A modern house providing fine, five-bedroomed accommodation of generous proportions over three storeys in a sought after village with glorious, open views to the rear

LOCATION

49 Deacons Field stands in a modern development and occupies one of the best positions within the development with a lovely open view over fields to the rear and a pleasant outlook to the front along Deacons Field.

Brewood is a highly regarded South Staffordshire village which benefits from an extensive range of everyday shopping facilities including doctors and dentists surgeries, a butchers and a bakery, a local supermarket, newsagent with post office, a delicatessen and several pubs with restaurant facilities. The village has a thriving local community and benefits from excellent schooling in both sectors including St Dominic's Grammar School which is particularly worthy of note.

The village is particularly 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. Rail services run from both Codsall station and Stafford.

DESCRIPTION

The property stands within a development which was constructed by Messrs Crest Nicholson to their usual high standards and with their usual quality of workmanship.

The house has a fine layout which is ideal for modern family lifestyles with excellent reception rooms and a well appointed breakfast kitchen to the ground floor allied with five good bedrooms and three bath / shower rooms to the upper two storeys. The property is appointed to an excellent standard with fixtures and fittings of quality including excellent kitchen and bathroom suites, tasteful neutral décor throughout and Karndean flooring to much of the ground floor. There is gas fired central heating, double glazing throughout and an intruder alarm system.

The property stands behind a front garden with lawns, flowering and ornamental shrubs, a central paved path and wrought iron railings and it is constructed of brick with a tiled roof.

ACCOMMODATION

A pedimented PORCH leads to the ENTRANCE HALL with LVT flooring, coved ceiling and cloaks cupboard, CLOAKROOM with pedestal basin and WC. The THROUGH LOUNGE has a marble style fireplace with electric fire, front window, double opening casements at rear to garden and double doors from the entrance hall. The DINING ROOM has front and side windows, decorative panelling to one wall, LVT flooring and glazed doors leading to the well appointed BREAKFAST KITCHEN with an extensive range of Shaker style units and breakfast table, stainless steel 1½ bowl sink unit, integrated Hotpoint dishwasher, integrated Bosch fridge freezer, built-in Bosch double oven electric cooker and four-ring Bosch stainless steel gas hob with chimney hood above, a range of built-in wall cupboards with under-cupboard lighting and LVT flooring. The UTILITY ROOM has matching units and work tops together with plumbing for a washing machine, space for a tumble dryer, wall cupboard with Ariston gas fired boiler.

A staircase with turned balustrading leads to the galleried landing. The PRINCIPAL BEDROOM SUITE has a double bedroom with decorative panelling to one wall, two windows and a DRESSING AREA with a range of double and single built-in wardrobes and an EN-SUITE SHOWER ROOM with a large shower, pedestal basin, WC, ladder towel rail and ceramic wall tiling. BEDROOMS TWO AND THREE are both double rooms in size with bedroom three having LVT flooring. The FAMILY BATHROOM has a suite of panelled bath, pedestal basin and WC, fully tiled shower, ladder towel rail, LVT flooring and part ceramic wall tiling.

A further staircase leads to the upper floor with landing having airing cupboard with pressurised water cylinder. BEDROOM FOUR has windows at front and rear, two double built-in wardrobes and decorative panelling to one wall. BEDROOM FIVE has a front window and small side window and a full width range of built-in wardrobes. Between the two bedrooms is a Jack and Jill SHOWER ROOM with large shower, pedestal basin, WC, ladder towel rail, a window to the front and full ceramic wall tiling.

ESTATE CHARGE

There is an annual estate charge paid to Premier Estates which is approximately £250 pa.

OUTSIDE

The DRIVE provides ample off street parking and there is an EV charging point. There is a GARAGE with elevating door, electric light and power and side door to garden. The REAR GARDEN has a shaped lawn, a number of flowering and ornamental shrubs, a patio and a bot tub terrace with pergola above.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND G – 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 and 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 risk.

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Wombourne Office
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www.berrimaneaton.co.uk

Offers Around
£575,000

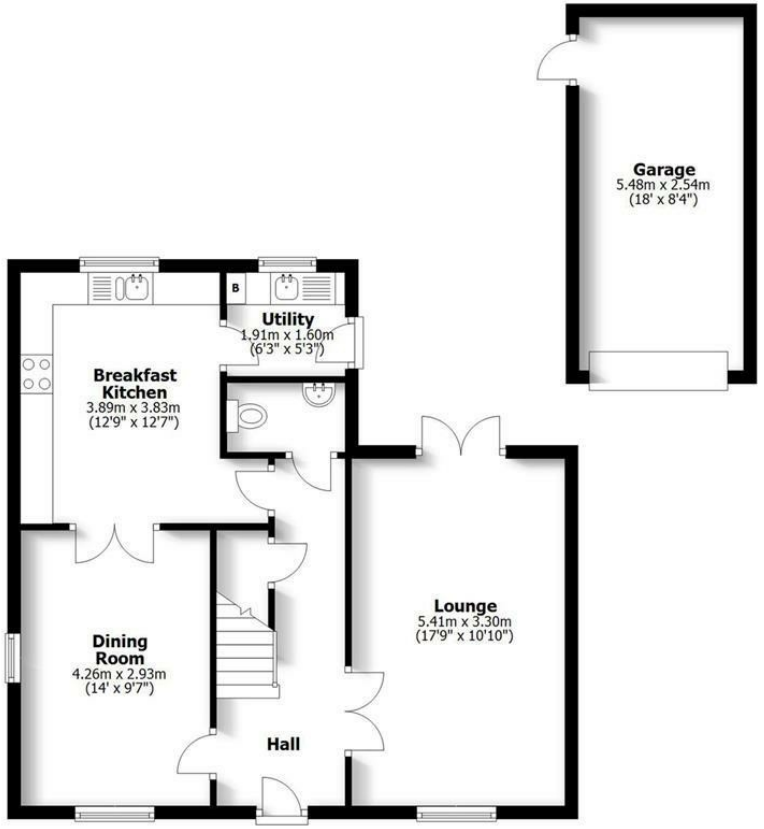
EPC: C

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.

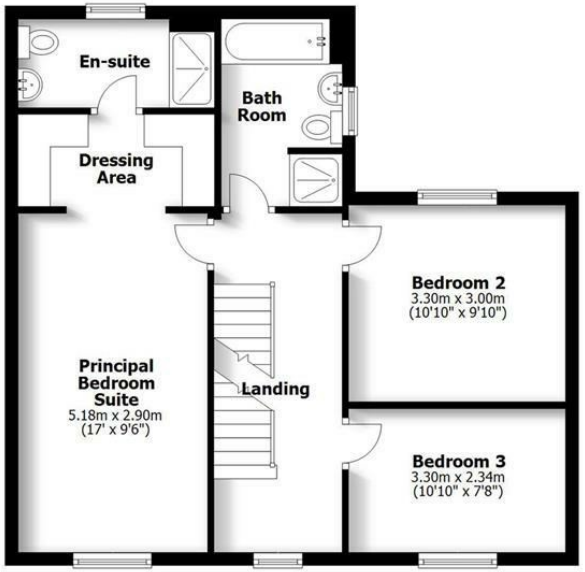
49 DEACONS FIELD
BREWOOD

HOUSE:	166sq.m.	1787sq.ft.
GARAGE:	13.9sq.m.	150sq.ft.
TOTAL:	**179.9sq.m.**	**1937sq.ft.**

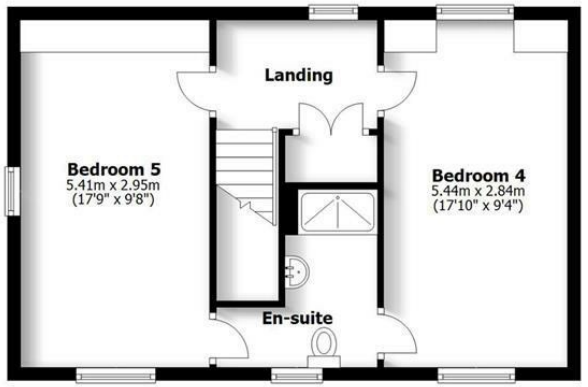
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor