5 Marysgate, Brewood, Stafford, ST19 9JA

BERRIMAN
EATON

5 Marysgate, Brewood, Stafford, ST19 9JA

A deceptively large four bedroom detached property sitting in a large corner plot of just under 0.2 acres in total with rooms of note over both ground and first floors.

LOCATION

Marysgate stands on the fringes of Brewood 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 Brewood 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, A449 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

5 Marysgate stands at the head of cul-de-sac in a quiet corner position backing onto the Brewood Playing fields. There is ample accommodation over both ground and first floors with the ground floor having three reception rooms, a breakfast kitchen, laundry and a cloakroom. There are four bedrooms and two shower rooms to the first floor.

The property sits in a plot of almost 0.2 acres in total acres and has private gardens to the rear and side along with a drive and a garage.

Whilst having been generally well maintained over the years the property would now benefit from a comprehensive scheme of refurbishment throughout.

ACCOMMODATION

A double-glazed front door opens into a PORCH and a double-glazed door and side window open into a HALL with ample storage space and a GUEST CLOAKROOM. The LOUNGE has a window to the front, a cast iron fire set in a formal surround and glazed doors open into the DINING ROOM with a window to the side, a door to the kitchen, double-glazed patio doors to the conservatory, and a door to the SITTING ROOM/STUDY with a window to the side and access to a loft. The CONSERVATORY has double-glazed windows and doors to three elevations and two radiators making the room useable all year round. The BREAKFAST KITCHEN has a range of wall and base units with roll-top working surfaces and a breakfast bar end. There is a window over the sink and an integrated AEG dishwasher, space for a cooker with a filtration unit above and a glazed door that opens back into the hall. A glazed door that opens into the laundry, with space for a washing machine, tumble dryer and fridge freezer, there is a courtesy door to the rear garden and an internal door to the garage.

Stairs from the hall rise to the first-floor landing with access to the loft via a drop-down ladder and a window to the side. There are THREE DOUBLE BEDROOMS and a FOURTH BEDROOM which is equally a good size. The FIRST SHOWER ROOM has a coloured suite and linen cupboard and access to the loft. The SECOND SHOWER ROOM has shower cubicle, a wash basin with cupboards beneath, a heated ladder towel rail. NB There is scope to create a large suite of bedroom, dressing room and en suite using this end of the property.

OUTSIDE

The property sits behind a driveway laid in brick paviours, allowing ample off-street parking leading to the GARAGE with an up and over door, electric light and power, concrete floor, and an internal door to the laundry. There is gated side access to the private REAR GARDEN with an area of kitchen garden and greenhouse to the side and an area of lawn to the rear with planted beds and borders and a shed.
There is a total plot size of approximately 0.18 acres in total.

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

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£525,000

EPC: C

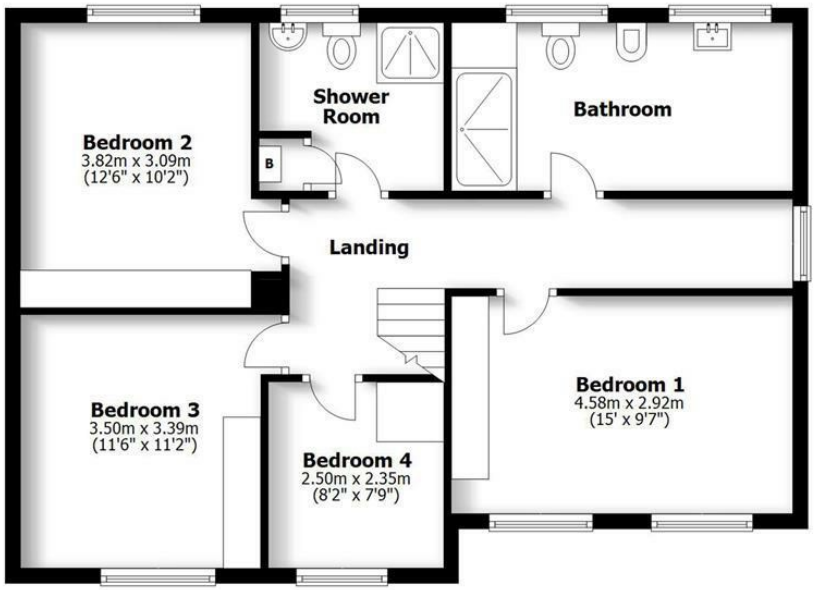
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

5 MARYSGATE
BREWOOD

HOUSE:	173.3sq.m.	1866sq.ft.
GARAGE:	18.1sq.m.	195sq.ft.
TOTAL:	**191.4sq.m.**	**2061sq.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