



7 Admiral Rodney Gardens, Brewood, Stafford, ST19 9FA

**BERRIMAN**  
**EATON**

# 7 Admiral Rodney Gardens, Brewood, Stafford, ST19 9FA

A superbly presented and particularly spacious modern family home with accommodation of excellent proportions over three storeys which stands in the heart of a sought after South Staffordshire village.

## LOCATION

Admiral Rodney Gardens is a small development which was constructed in approximately 2014 by a well-known local developer. The scheme is one of much attraction with attractive houses of calibre and it stands within easy walking distance of the centre of Brewood which is an exceptionally popular and sought after South Staffordshire village. The village centre is arranged around an old market square and there are ample local facilities which are ideal for everyday needs with the further, more extensive amenities afforded by Codsall, Wolverhampton and Stafford all being within convenient travelling distance.

Communications are excellent with rail services running from both Codsall and Stafford and the M6, M6 Toll and M54 motorways facilitating fast access to Birmingham and beyond.

## DESCRIPTION

7 Admiral Rodney Gardens is a fine family home which has been well maintained and much improved by the current sellers since they bought it from new.

The house has excellent accommodation over the three storeys with modern kitchen and bathroom suites throughout, double glazing and gas fired central heating.

The property stands in an excellent plot with driveway parking and a garage to the front and a low maintenance garden to the rear. For a central village property the residence enjoys a high degree of privacy to the rear and, overall, it is a stunning family home.

## ACCOMMODATION

A composite front door opens into the HALL with tiled flooring with underfloor heating, a cloaks cupboard, integrated ceiling lighting and an open door into the LOUNGE which has a light through aspect with a walk in double glazed bay window with plantation shutters to the front together with double glazed French doors to the rear garden, an exposed brick inglenook style fireplace with inset beam, granite hearth and wood burning stove together with integrated ceiling lighting and underfloor heating. There is a stylish LIVING KITCHEN which is a large room in size with a dining area, a kitchen area with a comprehensive range of wall and base mounted cupboards with granite working surfaces and coordinating centre island, a range of integrated appliances including a five ring gas hob with stainless steel extraction chimney above, two built in electric ovens and an integrated dishwasher, a fitted granite breakfast bar / office space, a pantry and underfloor heating, ceramic floor tiling and integrated ceiling lighting to the whole room. There is an adjoining LAUNDRY with plumbing for a washing machine, space for a tumble dryer, a stainless steel sink, underfloor heating and a GUEST CLOAKROOM with a white suite of WC and wall hung wash basin, a chrome towel rail radiator, tiled floor, part tiled walls and an internal door to the garage. There is a GARDEN ROOM / BAR which is a delightful extra living space with a fitted bar, part timber panelled walls, oak framing and double glazed windows and French doors to the garden.

A staircase from the hall rises to the galleried first floor landing with integrated ceiling lighting, a double glazed rear window and a double glazed window to the front. The PRINCIPAL SUITE has a large double bedroom with a double glazed window overlooking the rear garden and a DRESSING AREA with fitted wardrobes and an adjoining EN-SUITE SHOWER ROOM with a contemporary suite with a fully tiled, full body shower, WC and wall hung vanity unit with wash basin with drawers beneath, tiled floor and walls, integrated ceiling lighting and a chrome towel rail radiator. There are TWO FURTHER DOUBLE BEDROOMS to the first floor and a well appointed HOUSE BATHROOM which is a superb room in size with a panelled, jacuzzi style bath, separate fully tiled shower, WC and vanity unit with a wash basin with drawers beneath, part tiled walls and tiled floor, integrated ceiling lighting, a chrome towel rail radiator and a double glazed window.

A further staircase rises to the second floor landing. There are TWO FURTHER DOUBLE BEDROOMS, both of which are under eaves and have double glazed roof lights.

## OUTSIDE

7 Admiral Rodney Gardens benefits from allocated parking to the front and a GARAGE with a remote controlled elevating door, electric light, a wall mounted Worcester Bosch gas fired central heating boiler and an internal door to the ground floor accommodation.

There is gated side access over a paved path to the delightful REAR GARDEN which benefits from a paved patio to the rear of the house together with an entertainment terrace, an artificial grass rear lawn for ease of maintenance, matured boundaries providing privacy and a preferred south westerly rear aspect.

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.

### Tettenhall Office

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### Bridgnorth Office

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Asking Price  
£695,000

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.



## 7 ADMIRAL RODNEY GARDENS BREWOOD

HOUSE: 211.8sq.m. 2279sq.ft.  
 GARAGE: 10.1sq.m. 109sq.ft.  
**TOTAL: 221.9sq.m. 2388sq.ft.**

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



