



Bell Cottage, 29 Dean Street, Brewood, Stafford, ST19 9BU

BERRIMAN
EATON

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A delightful period residence which is superbly presented throughout in the heart of a highly regarded village

LOCATION

Brewwood is one of the most sought after addresses within the area and provides a superb array of local facilities including a convenience store, newsagents, butchers, grocers, public houses and restaurants together with excellent schooling for which the village is renowned.

29 Dean Street stands close to the centre of the village within easy walking distance of all of the shopping amenities and there is convenient travelling to the further amenities of afforded by Wolverhampton City Centre and Stafford.

DESCRIPTION

29 Dean Street is a delightful and attractive period residence providing two bedroom accommodation and which has the benefit of a delightful garden to the rear. The property has undergone a scheme of refurbishment since the current owners purchased the property in 2021. There are contemporary kitchen and bathroom suites which blend seamlessly with the authentic original features including superb timbering to the ground floor. The central heating system was updated with a new boiler and Victorian style radiators. There is no off street parking.

ACCOMMODATION

Steps under an open PORCH rise up to a wooden door which opens into the L-shaped LOUNGE with an exposed brick, recessed fireplace with cast iron log burning stove and wooden mantle above, beamed ceiling, a walk in bay window, an area which is currently being used as a study area which could equally be used for dining should buyers so wish, a useful understairs cupboard and oak flooring. A solid oak door opens into the KITCHEN with a range of wall and base units with working surfaces, a Butlers sink with window over, integrated fridge freezer, space for a range style cooker, tiled flooring and beamed ceiling, a stable style door to the rear garden and a staircase to the first floor.

The first floor landing has access to the loft. BEDROOM ONE is a good size double room with a window to the front, a feature panelled wall and wiring for a wall mounted TV. BEDROOM TWO is a good size with a window to the rear a built in storage cupboard. The SHOWER ROOM has a tiled shower cubicle with waterfall head and separate hose, WC, washstand with basin and towel rail, a traditional Victorian heated radiator, beamed walls and a window to the front.

OUTSIDE

The cottage sits behind a small, gravelled courtyard to the front with wrought iron railings and steps to the front door. There is a delightful REAR GARDEN with a paved terrace with a low rise brick wall and steps leading to a further seating area with a log store, brick built shed with a shaped lawn beyond with matured flowering shrubs to the borders.

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

The property is located in the Brewwood Conservation Area

COUNCIL TAX BAND C – 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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Offers Around
£345,000

EPC:

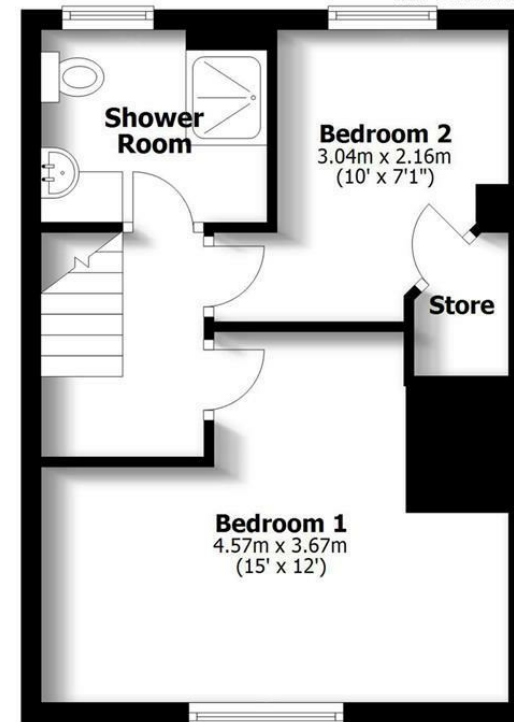
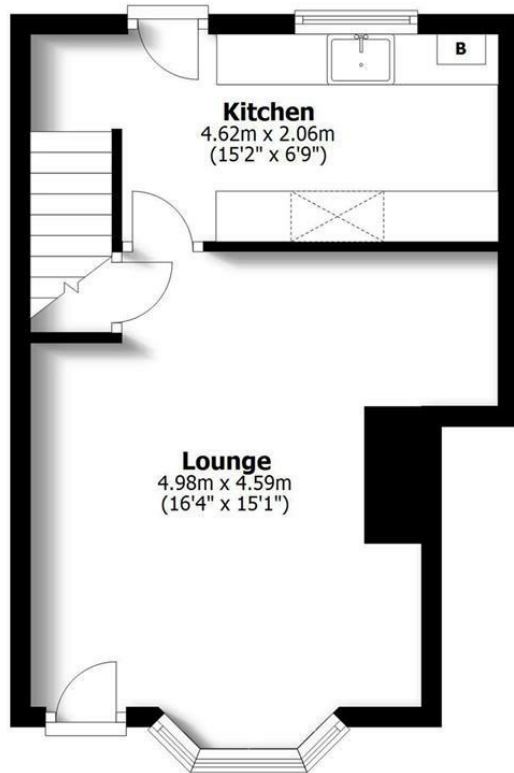
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



**29 DEAN STREET
BREWOOD**

HOUSE: 60.4sq.m. 650sq.ft.
 GARDEN STORE: 1.5sq.m. 16sq.ft.
TOTAL: 61.9sq.m. 666sq.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

