



33 Horsebrook Lane, Brewood, Stafford, ST19 9EF

BERRIMAN
EATON

33 Horsebrook Lane, Brewood, Stafford, ST19 9EF

A particularly attractive semi detached cottage forming part of a pair that are believed to have been built in the 1920s. The property stands in a delightful edge of village situation with beautiful views over open fields and farmland to the rear

LOCATION

Horsebrook Lane is a highly regarded address standing on the fringes of the much respected South Staffordshire village of Brewood and is within easy walking distance of the wide ranging local facilities available within the village itself. There is easy travelling to the centres of both Wolverhampton and Stafford and communications are excellent with Codsall Train Station providing direct services to Birmingham and Shrewsbury and the M54 being easily accessible facilitating fast access to Shrewsbury, Birmingham and beyond.

The area is well served by schooling in both sectors with Brewood First and Middle Schools and St Dominics Grammar School being in the village itself all of which are of high repute and there are many other schools in both sectors within easy travelling distance.

DESCRIPTION

Chaseview is an attractive property with striking elevations being constructed of dressed stone over ground and first floors beneath a pitched roof with stone sills and lintels and contrasting coinings. The cottage stands well back from Horsebrook Lane in a slightly elevated position behind a mature frontage with a driveway to one side providing ample off street parking. The house has been well maintained over the years but would now benefit from a gentle scheme of modernisation affording buyers to make the property "their own".

ACCOMMODATION

A glazed front door opens into a small HALL with wooden flooring and a door opening into the SITTING ROOM with a light corner aspect with a secondary glazed front window and further window to the side, an open fireplace with ceramic tiled hearth and slips and wooden surround, polished wooden flooring, picture rail and an understairs larder. There is an INNER HALL with a useful storage cupboard and a CLOAKROOM with WC and corner wash basin and a rear window. The DINING ROOM has a window to the side, a decorative old range fireplace, coved ceiling, wiring for wall lights and an open arch into the KITCHEN with wall and base mounted units, space for a gas cooker, plumbing for a washing machine and a dishwasher, a wall mounted gas fired central heating boiler, a side door, rear windows and quarry floor tiling.

A staircase from the hall rises to the part galleried first floor landing with laminated flooring and access to the roof space. BEDROOM ONE has a light corner aspect with a secondary glazed rear window with open views and a further window to the side, a decorative painted cast iron fireplace and ceiling coving. BEDROOM TWO is also a good double room in size with a light corner aspect with windows to both the front and side, a decorative painted cast iron fireplace and a built in wardrobe together with ceiling coving, wiring for a wall light and BEDROOM THREE has a window to the front, an over stairs storage cupboard, fitted shelving, a wardrobe and dressing table. The BATHROOM has a white suite with a panelled bath with electric shower over, pedestal basin and WC, a window to the rear, an airing cupboard with hot water cylinder and slatted shelving and ceiling coving.

OUTSIDE

Chaseview stands well back from Horsebrook Lane with a mature frontage, a shaped front lawn, a paved path leading to the front door and a DRIVEWAY to one side providing ample off street parking. There is secure, gated access from the driveway to the DELIGHTFUL REAR GARDEN with a generous rear garden which is principally laid to lawn with well stocked and matured beds and borders, a timber garden shed, a greenhouse and a secondary, smaller shed. The house adjoins open fields and farmland to the rear and there is an external cold water supply.

SERVICES

We are informed by the Vendors that all mains services are connected
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 – Ofcom checker shows the four main providers are likely to cover the area outside with limited coverage inside

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

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

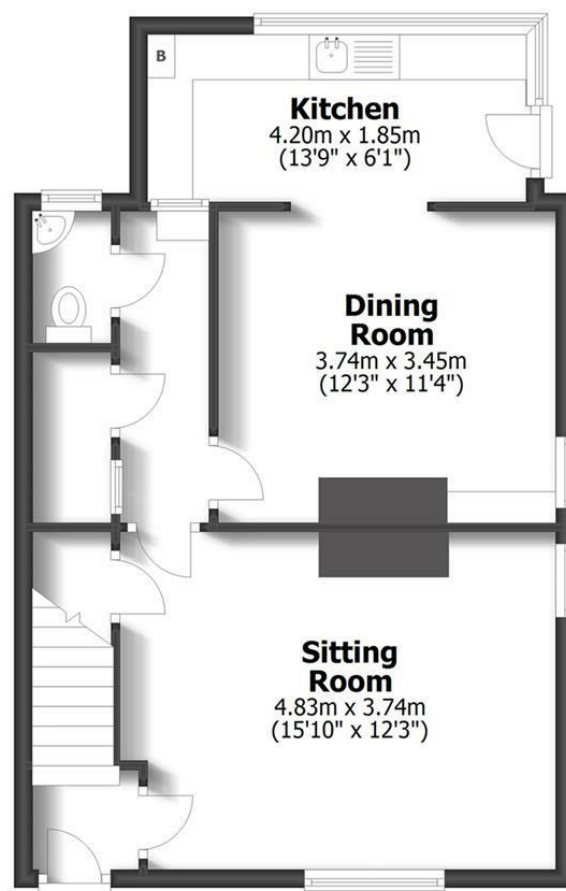
Offers Around
£399,950

EPC: F

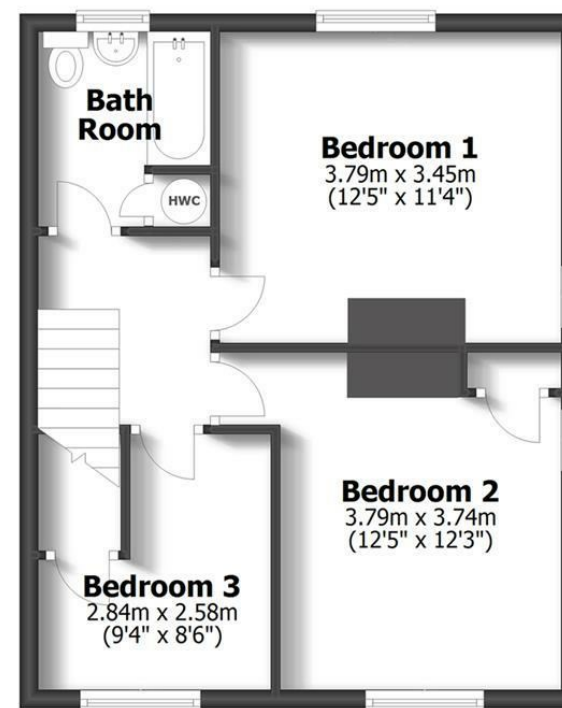
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



33 Horsebrook Lane Brewood



Ground Floor



First Floor

TOTAL: 92.9sq.m. 1000sq.ft.

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

