



13 Deansfield Close, Brewood, Stafford, ST19 9HS

BERRIMAN
EATON

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A well presented three bedroom semi detached property in a sought after location close to the centre of Brewood and good schooling in both sectors

LOCATION

Deansfield Close is a highly regarded address and stands close to the centre of Brewood which is a particularly sought after South Staffordshire Village. Brewood has a vibrant community, a full complement of local shopping facilities and excellent schooling in the village itself with Brewood First and Middle Schools and St Dominics Grammar School all being worthy of note. A wide variety of excellent schooling is also available within Stafford and Wolverhampton with many schools running bus services from the village centre.

Communications are excellent with local bus services running from Brewood, rail services available in Codsall with direct connections to Birmingham and Shrewsbury and the M6, M6 Toll and M54 facilitating fast access to the entire industrial west midlands and beyond.

DESCRIPTION

13 Deansfield Close is a three bedroom semi detached property benefiting from ample off road parking to the front, a south-westerly facing garden to the rear and a garage. There is an open plan dining kitchen with a laundry off and a good size lounge to the ground floor along with a shower room. The first floor has three good size bedroom and a bathroom. The property benefits from double glazing, oak doors and gas central heating.

ACCOMMODATION

An open arched PORCH has a double glazed door and side windows opening into the HALL with wood laminate flooring. The LOUNGE has a double glazed bow window to the front and wrought iron stove set in a brick surround, there is wood laminate flooring and integrated ceiling lighting. The DINING KITCHEN has laminate flooring throughout and two double glazed windows to the rear garden. The kitchen area has a range of gloss fronted wall and base units with under counter lighting along with LED plinth lighting and a breakfast bar end, a sink with instant hot tap and drainer, space for a range style cooker, space for an American style fridge freezer, wine fridge, under stairs storage and there is ample space for dining. A double glazed door opens into the SIDE HALL with tiled flooring, double glazed doors to the front and rear and a hot water supply. There is a storage cupboard, a LAUNDRY CUPBOARD with plumbing for a washing machine and tumble dryer and a SHOWER ROOM with a tiled shower cubicle, WC, heated ladder towel rail and tiled floor.

A staircase from the hall rises to the first floor landing with a double glazed window to the side, access to the loft and a linen cupboard housing the Vaillant boiler. BEDROOM ONE is a good size double room with wiring for a wall mounted TV and a double glazed window. BEDROOM TWO is a good size double room with fitted wardrobes, wiring for a wall mounted TV and a double glazed window to the rear. BEDROOM THREE is a good size with wooden flooring, wiring for a wall mounted TV, an over stairs store cupboard and a double glazed window to the front. The BATHROOM has a P-shaped bath with waterfall head shower over, wash basin with vanity cupboards beneath with a cabinet above with backlit and heated mirror front, WC, heated ladder towel rail, coved ceiling with integrated LED lighting, tiled floor and walls and integrated ceiling lighting.

OUTSIDE

The property sits behind a gravelled DRIVEWAY with planted borders, cold water supply and external lighting. The GARAGE has an up and over door, electric light and power and a courtesy door to the REAR GARDEN has a paved patio to the rear of the property, shaped lawn and a log store to the rear. There is a cold water supply and electricity point.

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



**13 DEANSFIELD CLOSE
BREWOOD**

HOUSE: 103.6sq.m. 1115sq.ft.
 GARAGE: 11.6sq.m. 125sq.ft.
TOTAL: 115.2sq.m. 1240sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



