

3 The Cottages Stafford Street, Brewood, Stafford, ST19 9DX

BERRIMAN
EATON

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A one bedroom terrace property situated in an sought after residential area and benefiting from NO UPWARD CHAIN.

LOCATION

Brewood is a picturesque village with a full complement of local facilities including a supermarket, convenience store with post office, delicatessen, bakery, public houses, restaurant and a highly regarded doctors surgery.

Motor communications are excellent with the A5, A41, M54, M6 and M6 (toll) all being easily accessible and facilitating travel to all of the important, local, shopping and commercial centres. There are bus services to Wolverhampton and the train station at Codsall provides direct services to both Shrewsbury and Birmingham and Stafford Train Station provides fast services to London Euston (from 73 minutes).

First class schooling is readily available with Brewood First and Middle Schools and St Dominic's Grammar School being situated within the village itself and Birchfield Preparatory School, Wolverhampton Grammar School, Stafford Grammar and Adams Grammar in Newport all being within easy reach and all being worthy of note.

DESCRIPTION

3 The Cottages comprises a reception room and kitchen on the ground floor together with a double bedroom and bathroom on the first floor and also benefits from double glazing and gas central heating.

ACCOMMODATION

The front door opens into the LOUNGE with a double glazed window at the front, laminate flooring and a door to the KITCHEN having wall and base mounted units with fitted work tops, an electric oven, gas hob, under counter fridge, a free standing washing machine, a stainless steel sink and drainer and an under stairs storage cupboard. There is a wall mounted gas boiler and a double glazed front window.

Stairs rise to the first floor LANDING with a storage cupboard. The BEDROOM is a double room in size with a double glazed front window and there is a BATHROOM with a bath having a shower over, a wash basin and a double glazed window.

OUTSIDE

There is a paved pathway to the side providing pedestrian access to the REAR where there is an allocated parking space, a communal area of lawn and communal bin store.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – 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 broadband 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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Lettings Office
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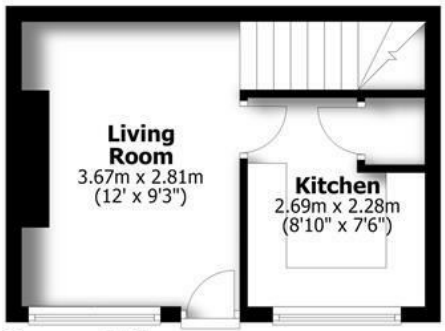
www.berrimaneaton.co.uk

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£154,950

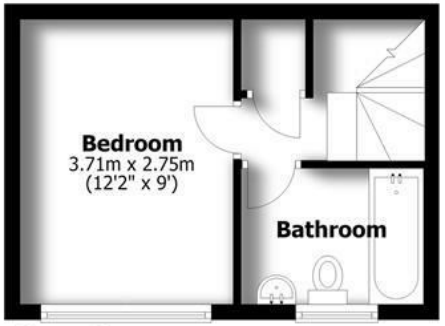
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and 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.

3 The Cottages
Brewood



Ground Floor



First Floor

TOTAL: 38.2sq.m. 412sq.ft.

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











