



**28, Stafford Street
Brewood, Stafford, ST19 9DX**

Offers in the region of £450,000

28 Stafford Street is an impressive period home, built circa 1710, ideally located in the heart of the idyllic village of Brewood. Thoughtfully extended and offering generous proportions, this beautiful property is rich in style and charm throughout, showcasing a wealth of character features including traditional sash windows, ornate fireplaces, vaulted ceilings, and exposed beams.

Upon entering, you are welcomed into a warm and inviting lounge featuring an attractive fireplace with a cosy fuel-burning stove, complemented by striking oak beams. To the left sits a second reception room, whilst to the rear lies a truly impressive open-plan living, dining kitchen, perfect for entertaining, complete with access to the WC and delightful views over the picturesque rear garden. To the first floor are four double bedrooms, each brimming with individual character, along with a well-appointed family bathroom. To the rear is a superbly sized garden which boasts a versatile garden room.

Whilst the property does not provide off-street parking, on-street parking is available, along with a free car park located just a stone's throw away.

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LOCATION

Perfectly positioned to access the shops and amenities this affluent and picturesque village has to offer, including restaurants, traditional pubs, cafés, convenience stores, community clubs and independent shops, along with many options for stunning rural walks.

The area is well served educationally, with Brewood C of E Middle School, St Mary & St Chad First School and St Dominic's Grammar School all within short walking distance. The property is ideally situated for convenient access to the A5, A41, M54, and M6 motorways, with rail services available from nearby Codsall and Bilbrook, offering a delightful rural lifestyle whilst remaining well connected for commuters.

LOUNGE

19'1" x 15'2" (5.84 x 4.63)



Featuring part wooden, part carpeted flooring, sash window to the front, under stairs storage, recessed fireplace with a granite hearth and a fuel burning stove. The room also boasts exposed supporting beams creating a charming focal feature. With doors into the sitting room, kitchen/diner, hatch with brick steps leading down to the cellar and staircase leading to the first floor.



SITTING ROOM

14'0" x 10'3" (4.27 x 3.14)

Featuring carpeted flooring, a radiator, fitted shelving, and a feature fireplace with a tiled hearth. Built-in storage cupboards are located to either side of the fireplace and the room also benefits from an exposed ceiling beam and a sash window to the front.

WC

Featuring tiled flooring, hand washbasin, WC and window to the rear.

LIVING/DINING/KITCHEN

29'0" x 13'5" (8.85 x 4.11)



A most impressive space of generous proportions, forming the hub of this beautiful family home. Featuring oak flooring, shelving, and a range of freestanding and fitted units with butcher's block worktops, a double bowl ceramic sink, windows to the side, and attractive pendant lighting. There is space and plumbing for a washing machine, dishwasher, and a Range-style cooker with a chimney hood above (the seller is open to negotiating a price for the Britannia cooker).

With doors leading to the WC and to the side of the property, and French doors opening onto the rear patio.



BEDROOM TWO

7'1" x 12'0" (2.16 x 3.66)



Featuring carpeted flooring, radiator and window to the rear.

LANDING

Featuring carpeted flooring, doors to the family bathroom and four bedrooms, sash window to the front and a circular glass ceiling light.

BEDROOM THREE

13'11" x 9'10" (4.26 x 3.01)

BEDROOM ONE

16'7" x 13'8" (5.08 x 4.19)



Featuring carpeted flooring, radiator, sash window to the front, loft hatch and a decorative fireplaces.

Featuring carpeted flooring, radiator, vaulted ceiling and window to the rear.



BEDROOM FOUR

13'11" x 11'0" (4.26 x 3.36)



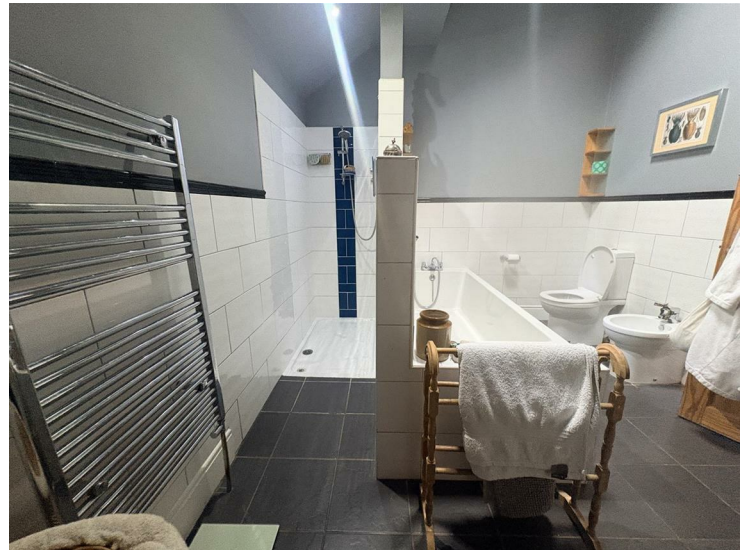
Featuring carpeted flooring, decorative fireplace, radiator and sash window to the front.



BATHROOM



A well-appointed and tastefully presented bathroom featuring a white suite comprising a WC, hand wash basin, panel bath, and a walk-in shower. The room benefits from fully tiled walls and flooring, a chrome heated towel rail, a vaulted ceiling, and a skylight providing natural light.



REAR



To the rear lies a beautiful garden of significant length, featuring a courtyard with a pergola and a covered terrace, a vegetable patch, and an array of trees, plants, and shrubs that flourish during the spring and summer months, creating a wonderful space in which to relax and enjoy the outdoors.

The garden also benefits from an insulated wooden garden store, as well as an excellent garden room which is insulated and equipped with heating, electricity, Wi-Fi connection, and fitted shelving. Windows and French doors allow plenty of natural light, creating a versatile additional living space. A gate to the side of the courtyard provides convenient access to the front of the property.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,

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appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

COUNCIL TAX BAND - C

South Staffs CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.

FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

POSSESSION

Vacant possession will be given on completion.

SERVICES

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

TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.



