



Old Acre Lane | Stafford | ST17 0TW

£395,000

 Webbs  
estate agents

## Summary

\*\* SOUGHT AFTER VILLAGE LOCATION \*\* SET WITHIN THE BACKDROP OF CANNOCK CHASE \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\* KITCHEN \*\* UTILITY ROOM \*\* STUNNING LANDSCAPED REAR GARDEN \*\* DIRECT ACCESS TO CANNOCK CHASE \*\* IDEAL FOR FAMILIES \*\* VIEWING ESSENTIAL \*\*

Occupying a highly desirable position within the sought-after village of Brocton, this well-presented three-bedroom semi-detached home offers an exceptional opportunity for families and those seeking a lifestyle surrounded by countryside whilst remaining conveniently close to local amenities and transport links.

Internally, the accommodation is both spacious and thoughtfully arranged. An inviting entrance hallway leads into a bright and comfortable living room, complemented by a separate dining room which provides an ideal space for family meals and entertaining. The kitchen offers ample storage and workspace, whilst a useful utility/WC adds further practicality to everyday living.

To the first floor are three generously proportioned bedrooms, all offering comfortable accommodation, together with a well-appointed family bathroom.

## Key Features

- SOUGHT AFTER VILLAGE LOCATION
- THREE BEDROOMS
- KITCHEN
- STUNNING LANDSCAPED REAR GARDEN
- IDEAL FOR FAMILIES
- SET WITHIN THE BACKDROP OF CANNOCK CHASE
- TWO RECEPTION ROOMS
- UTILITY ROOM
- DIRECT ACCESS TO CANNOCK CHASE
- VIEWING ESSENTIAL

## Rooms and Dimensions

### Hallway

### Living Room

11'6" x 17'10" (3.52 x 5.45)

### Dining Room

10'11" x 10'0" (3.34 x 3.05)

### Kitchen

10'11" x 7'5" (3.33 x 2.28)

### WC/ Utility Room

8'10" x 8'2" (2.71 x 2.51)

### Landing

### Bedroom 1

10'11" x 12'4" (3.35 x 3.78)

### Bedroom 2

11'6" x 9'4" (3.53 x 2.87)

### Bedroom 3

8'7" x 8'3" (2.63 x 2.54)

### Bathroom

7'6" x 5'3" (2.30 x 1.61)

### Identification Checks (R)

### Disclosure







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Score	Band	Score	Band
76	B	76	B
75	B	75	B
74	B	74	B
73	B	73	B
72	B	72	B
71	B	71	B
70	B	70	B
69	B	69	B
68	B	68	B
67	B	67	B
66	B	66	B
65	B	65	B
64	B	64	B
63	B	63	B
62	B	62	B
61	B	61	B
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59	B	59	B
58	B	58	B
57	B	57	B
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55	B	55	B
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11	B	11	B
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9	B	9	B
8	B	8	B
7	B	7	B
6	B	6	B
5	B	5	B
4	B	4	B
3	B	3	B
2	B	2	B
1	B	1	B

