



1 Claygates Bungalow, Crateford Lane, Nr. Brewood, Stafford, ST19 5PZ

BERRIMAN  
EATON

# 1 Claygates Bungalow, Crateford Lane, Nr. Brewwood, Stafford, ST19 5PZ

A substantial, three bedroom single storey residence standing in a large plot of just over a quarter of an acre in total in a beautiful, rural location within easy reach of Brewwood and all major commercial centres  
The property is being sold with NO UPWARD CHAIN

## LOCATION

The property stands at the corner of Crateford Lane and Claygates Road in a large corner plot. Brewwood village centre is within easy reach with a comprehensive range of local facilities which are ideal for everyday needs and there is easy access to the further amenities provided by Codsall, Tettenhall, Wolverhampton and Stafford.

The area is well served by schooling and the A5 facilitates fast access to the motorway network.

## DESCRIPTION

1 Claygates Bungalow is a particularly well finished single storey residence which has spacious, three bedroomed living accommodation with a contemporary feel to the principal living areas which makes the house ideal for modern, family living.

The property is well presented throughout with well appointed kitchen and bathroom suites, double glazing and LPG fired central heating.

## ACCOMMODATION

A panelled front door with inset secondary glazed light opens into the PORCH with oak flooring, a double glazed window to the front and a part glazed and panelled door opening into the HALL with oak flooring and a cloaks and storage cupboard with a wall mounted Ariston central heating boiler. An open door from the hall leads to the open plan living accommodation which comprises an L-shaped RECEPTION ROOM with a lounge area with a light triple aspect with double glazed windows to three elevations and double glazed bifold doors to the garden and oak flooring, the dining area is well proportioned with oak flooring and has an open doorway through to the KITCHEN with a comprehensive range of wall and base mounted cabinetry with butchers block working surfaces, an undermounted double stainless steel sink, a range of AEG appliances including an induction hob, oven, microwave and warming drawer together with an Elica extraction fan and an integrated Neff dishwasher, integrated wine cooler, space for a fridge freezer, oak flooring, integrated ceiling lighting and a double glazed window. An INNER HALL with ceramic floor tiling has a shelved store cupboard and a LAUNDRY with plumbing for a washing machine, base mounted cupboard with butchers block working surface and stainless steel sink, an external door, a double glazed window and an adjoining CLOAKROOM with WC, shelving and tiled floor.

The PRINCIPAL SUITE has a double bedroom with laminated flooring, a double glazed window and an EN-SUITE SHOWER ROOM with a modern suite with a fully tiled corner shower with a waterfall head and separate hose, WC and pedestal basin, part panelled walls to dado and tiled floor. BEDROOM TWO is a good double room in size with a light corner aspect with double glazed windows to both the front and side and laminated flooring. BEDROOM THREE is a good double room in size with a light, corner aspect with double glazed windows to both the front and side and the BATHROOM has a well appointed suite with a free standing bath, WC and pedestal basin, a double glazed window to the front, tiled floor and a contemporary chrome towel rail radiator.

## OUTSIDE

The property stands in a large corner plot of just over 0.25 acres in total. There is a corner, return frontage to Crateford Land and Claygates Road with a front lawn with stocked and matured border and a DRIVEWAY to one side laid in brick paviours providing ample off street parking. There is a DETACHED GARAGE for two cars with a remote controlled door with concrete floor, a double glazed rear window and courtesy door to the side.

The REAR GARDEN has large areas of lawn, an extensive paved rear terrace, a timber garden room, gated side access to Crateford Lane and an open aspect over adjoining fields and farmland.

We are informed by the Vendors that mains water and electricity are connected, the heating LPG fired and drainage is to a private septic tank.  
COUNCIL TAX BAND E – 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 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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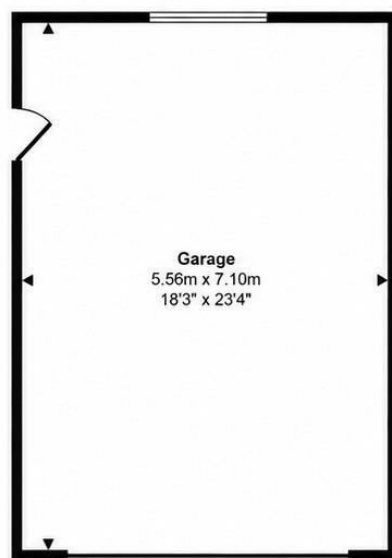
Offers Around  
£675,000

EPC:

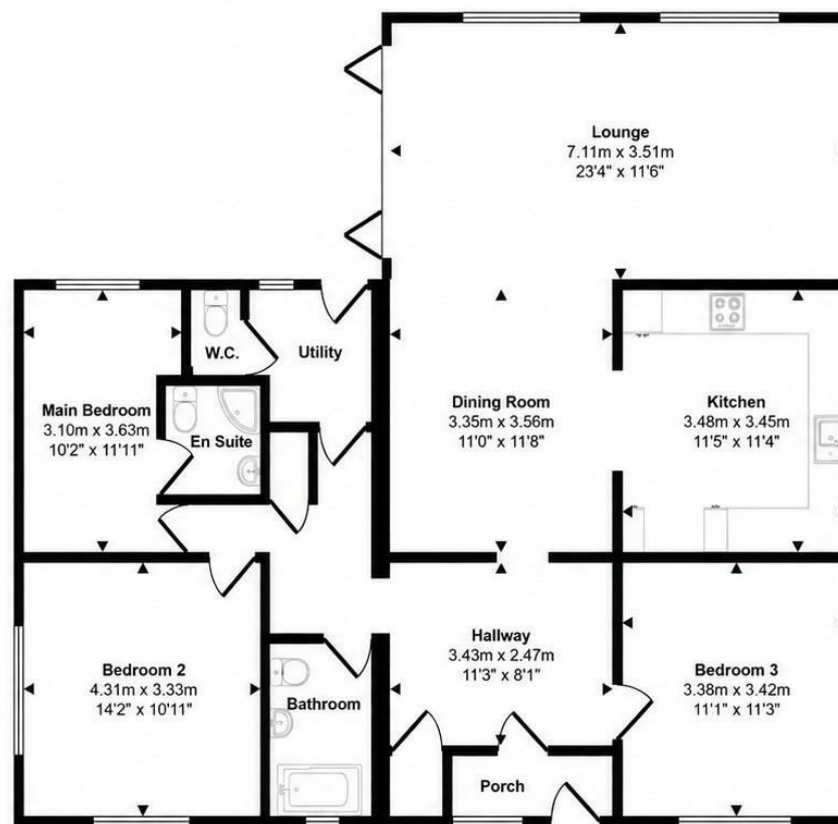
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



Approx Gross Internal Area  
161 sq m / 1735 sq ft



Garage  
Approx 39 sq m / 425 sq ft



Floorplan  
Approx 122 sq m / 1311 sq ft

