



21 Shop Lane, Brewood, Stafford, ST19 9EB

BERRIMAN  
EATON

# 21 Shop Lane, Brewood, Stafford, ST19 9EB

21 Shop Lane is a beautifully presented three-bedroom semi-detached bungalow, ideally located close to the heart of Brewood with off-street parking and a charming rear garden.

## LOCATION

Brewood is an historic and picturesque village with a full complement of local facilities including a post office, delicatessen, butchers, bakery, supermarket, newsagents with post office, public houses and highly regarded restaurants.

Motor communications are excellent with the A5, A41, M6 and M6 (Toll) all being accessible facilitating travel to all of the important, local shopping and commercial centres.

Excellent schooling is readily accessible with St Dominics in Brewood, Birchfield Preparatory School, Wolverhampton Grammar School, Tettenhall College, Stafford Grammar and Adams Grammar in Newport all being worthy of note.

## DESCRIPTION

21 Shop Lane is a beautifully appointed bungalow set over two storeys, featuring a spacious lounge and a well-appointed dining/kitchen leading into a conservatory with lovely views over the rear garden. The layout includes a ground floor bedroom and shower room, with two further bedrooms and a bathroom upstairs, alongside off-street parking, a garage and a private charming rear garden.

## ACCOMMODATION

A composite front door opens into the HALL with laminate flooring a storage cupboard and a DOWNSTAIRS SHOWER ROOM with tiled walls and flooring, a shower cubicle with a rainfall shower and separate hose, WC, wash basin, integrated ceiling lighting, a heated towel rail and a double glazed window. From the hall a door opens into the LOUNGE which is a good size with a large double glazed window to the front, an inset log burner with a tiled hearth and laminate flooring. The BREAKFAST KITCHEN comprises quality wall and base gloss units with fitted working surfaces and a breakfast bar, a stainless steel sink and drainer, an integrated oven and hob with an external extractor fan above, space for appliances including a dishwasher, fridge freezer, washing machine and a tumble dryer. There is a double glazed window to the rear and French doors into the CONSERVATORY having double glazed windows and French doors overlooking the rear garden. BEDROOM THREE is a good size room with a double glazed window to the front elevation and a fitted wardrobe.

The first floor LANDING has a double glazed window and a built in cupboard housing a wall mounted gas boiler. BEDROOM ONE is a double room with a double glazed rear window, a range of fitted wardrobes and integrated ceiling lights. BEDROOM TWO is also a double room with a double glazed roof light and eaves storage. The BATHROOM has a panelled bath, a wash basin, WC, tiled walls, a double glazed roof light and eaves storage.

## OUTSIDE

The property is set well back from the road behind a brick boundary wall, with a shaped lawn and a DRIVEWAY affording off-street parking for several vehicles. The GARAGE offers ample storage space, with electric light and power and a door to the rear.

Gated side access leads to the charming REAR garden, which enjoys an excellent degree of privacy. There is a paved patio area with steps up to a shaped lawn, bordered by hedging, well-stocked beds, and mature shrubs. Additional features include a summer house with glazed windows and door, a greenhouse, and a pathway leading to a gravelled area with a multi purpose outbuilding complete with power, lighting, a double glazed window, and door.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND D – 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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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

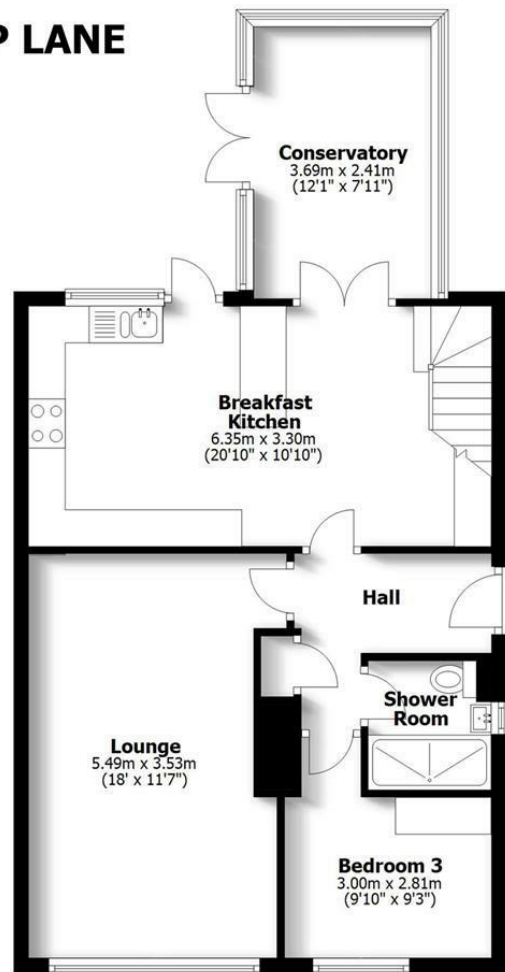
Offers Around  
£399,950

EPC:

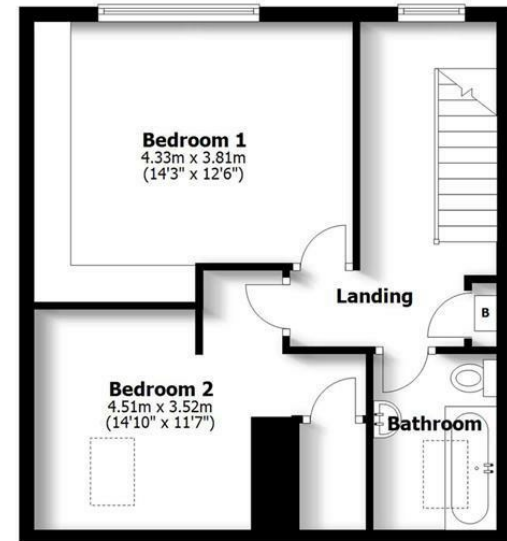
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



**21 SHOP LANE  
BREWOOD**



**Ground Floor**



**First Floor**

HOUSE: 108.8sq.m. 1171sq.ft.  
 GARAGE: 12.5sq.m. 134sq.ft.  
 WORKSHOP: 13.2sq.m. 142sq.ft.  
**TOTAL: 134.5sq.m. 1447sq.ft.**

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

