



7a Market Place, Brewood, Stafford, ST19 9BS



Set in the delightful village of Brewood, this spacious apartment is full of character and has been lovingly cared for by the vendors. It retains its Olde Worlde charm with the original floorboards, doors and exposed beams, but has the comforts of modern day living with a contemporary twist.

The lovely village of Brewood is an exceptionally sought after South Staffordshire location and has a thriving centre set around an old market square. The property is in a prime position to take advantage of local amenities which include a bank, delicatessen, butchers, bakers as well as two renowned pubs, featured in the current Good Pub Guide.

There are transport routes by bus to and from the village and trains from Codsall and Penkridge Railway Station providing access to the national rail network.

With its own access from the Market Place the accommodation can be found on the first floor via an enclosed courtyard and features a hall, a spacious lounge with an inglenook fireplace, a large dining kitchen, two generous bedrooms, a family bathroom and a private decking area with exterior lighting; perfect for entertaining and Al Fresco dining.



Double glazed UPVC windows throughout, and heated by a new remote controlled combi-boiler there are new trellis top radiators in all rooms, with the inglenook fireplace and multi fuel stove taking pride of place.

With its own private entrance and secluded courtyard, the property is accessed on the first floor through French doors leading into the large living space.

Living Room: Located at the front aspect, this stylish lounge has an inglenook fireplace with a multi fuel stove as its centrepiece. With the traditional features of exposed beams and original floorboards contrasting seamlessly with the contemporary soft furnishings, this eclectic mix is just perfect for entertaining; or simply relaxing with a good book and glass of wine in front of the fire.



Kitchen: Enjoy a cup of freshly brewed coffee in this country-style kitchen with its modern flare. This light spacious room has white units and tiled splash back contrasting superbly with the warmth of the wood effect countertops. A contemporary extractor hood keeps the kitchen fresh whilst the recessed down lights continue the chic theme of this clutter-free environment. The hub of the household, this room is ideally laid out for family meals or for parties.

Bedroom 1: There is a boutique-hotel feel to the master bedroom which faces the front aspect of the property. It has exposed beams and original flooring which are a real asset to the apartment and brings a special charm throughout, creating an atmosphere of a good traditional home. This space is large enough to easily accommodate a King size bed and still have enough room for various pieces of furniture.

Storage: Access to the loft is located in the master bedroom and the storage provision runs the length of the property.

Bedroom 2: Set to the rear aspect of the property and currently decorated as the nursery, this room is a large double room with an abundance of light which continues the bright theme of the entire apartment.

Family bathroom: The contemporary design of the bathroom is completely on trend and continues the stylish décor of 7a Market Place. Attractive tiling creates a luxurious room; from the P shaped bath with overhead electric shower and curved shower screen, to the W/C and semi recessed basin housed in a vanity unit; there has been attention to detail. All elegantly presented to create a spa-like bathing experience.



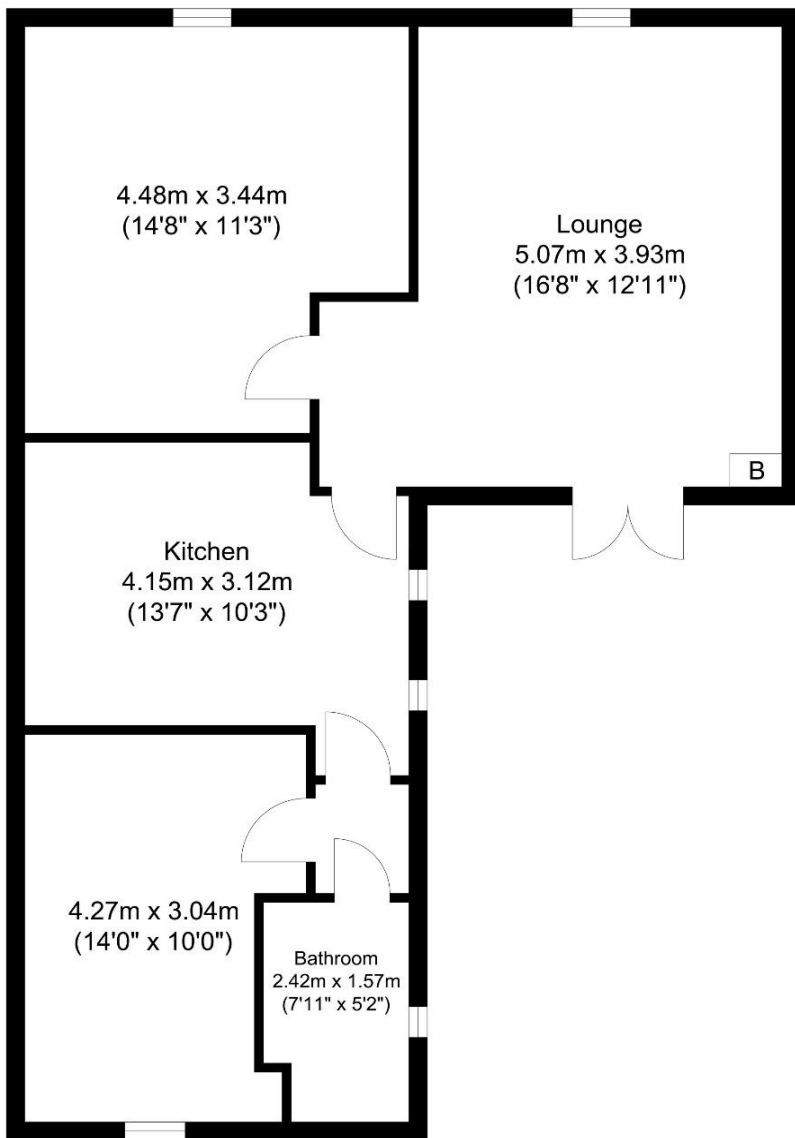
Exterior: Apartment living in Brewood, features shops and services only steps from the front door, as well as good affordable dining.

The property has the benefit of its own private access at the rear, as well as a secluded courtyard. Space is not an issue as convenient exterior storage areas are in situ for the benefit of the owners.

The decking area provides a welcoming sight with the hanging baskets and potted plants adding a splash of colour.

Viewing is a must to fully appreciate the array of stylish features that 7a Market place has to offer.





Energy Performance Certificate



7a, Market Place, Brewood, STAFFORD, ST19 9BS

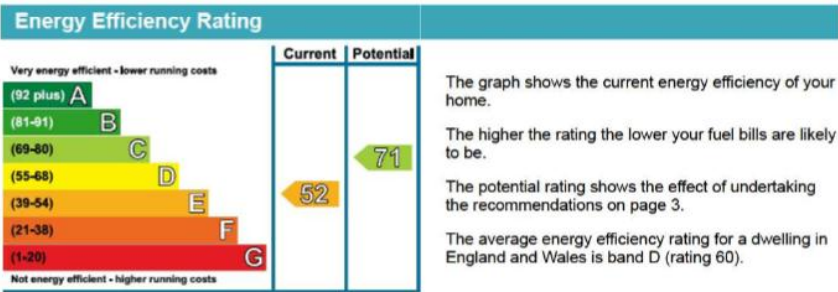
Dwelling type: Top-floor flat Reference number: 0568-0057-7268-2664-5994
 Date of assessment: 06 August 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 08 August 2014 Total floor area: 66 m²

- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,036
Over 3 years you could save	£ 1,257

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 132 over 3 years	
Heating	£ 2,544 over 3 years	£ 1,359 over 3 years	
Hot Water	£ 288 over 3 years	£ 288 over 3 years	
Totals	£ 3,036	£ 1,779	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 420	✓
2 Flat roof insulation	£850 - £1,500	£ 360	✓
3 Cavity wall insulation	£500 - £1,500	£ 201	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

AGENTS NOTES
 These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Dixon & Co (Stafford) Ltd nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase. MEASUREMENTS Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.