



9 Chase Crescent, Brocton, Stafford, ST17 0TD

Dixon & Co

Sales Lettings Commercial

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Set in the sought after village of Brocton, bordering on Cannock Chase an area of outstanding natural beauty, we offer an immaculate three bed semi-detached property, which needs to be viewed to be appreciated.

Brocton itself hosts a choice of shops, restaurants and local pubs and is close to the beautiful Shugborough estate. The local bus service provides access to the main town of Stafford with all its amenities. The property itself is immaculately presented and is perfect for family living, has the benefit of gas central heating and is double glazed throughout with enviable views over Cannock Chase.

**Porch:** Perfect for storing footwear and coats

**Hall:** Accessed via a double glazed door, leading to living areas and stairs to the first floor.

**Lounge/Diner:** A bright and airy space with light flooding in through the bow window and patio doors, neutrally decorated with a feature fireplace being the focal point; this is the perfect place for relaxing. The dining area is situated at the front aspect of the property and has ample room for dining and entertaining.

**Kitchen:** White cupboards and contrasting work surfaces give this a clean fresh look. Beautifully presented this Kitchen neatly provides all the discerning cook could wish for along with an induction hob and extractor fan to create your culinary delights. There is also space to the rear of the kitchen for casual dining.



**Guest Cloaks:** A white suite comprising of w/c and washbasin.

**Utility:** Space for a washing machine and dryer. There are cupboards that match the kitchen giving even more storage space. The floor has impressive quarry tiles and the back door gives access to the garden



**Bedroom 1:** The master bedroom is a large double bedroom facing the rear aspect of the property with impressive views of the garden and beyond.

**Bedroom 2:** Located at the front aspect, this is another double room.

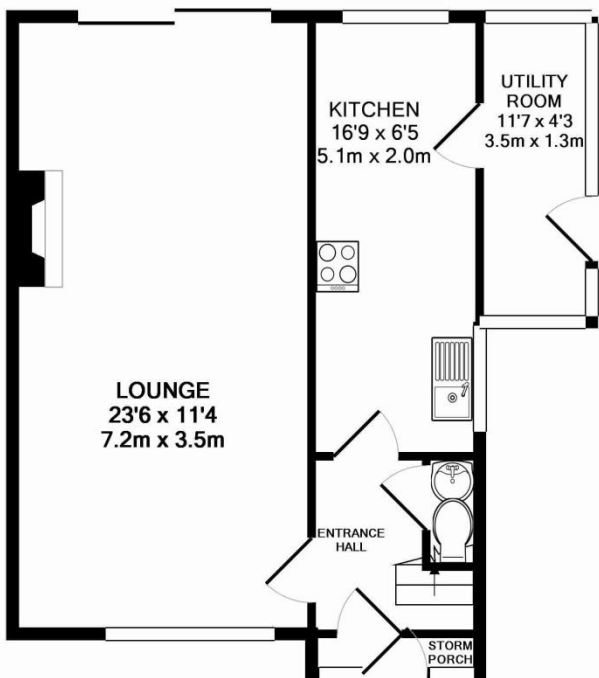
**Bedroom 3:** A Single room set to the front of the property.

**Bathroom:** A white suite comprising of: shower cubicle w/c and washbasin.

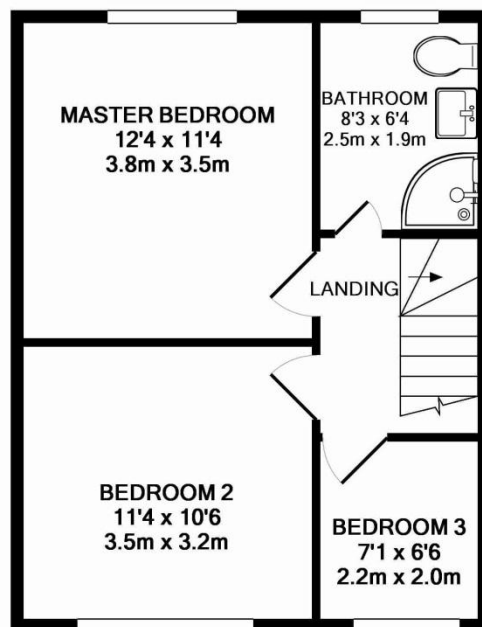
**Garden:** An impressive mature garden with views over the chase and direct access to a path at the bottom of the garden, a fantastic place to relax and for Alfresco dining .There is also a green house in this well maintained, much loved gardeners dream.



Epc here



GROUND FLOOR  
APPROX. FLOOR  
AREA 477 SQ.FT.  
(44.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 412 SQ.FT.  
(38.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 889 SQ.FT. (82.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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