



## Church Lane Rocester, ST14 5JZ

Tucked away off Church Lane in the charming village of Rocester, Staffordshire, this double-fronted cottage blends period character with a spacious plot, perfect for gardeners or those seeking peace. Offered with no chain and immediate vacant possession, it's a rare opportunity. As you approach the property off Church Lane/Swinson Close, the property is situated through a wrought iron gate, with the garage ahead. Located behind the garage the property appears, set back and occupying a secluded position. A further gated entry provides access to the wonderful plot.

The welcoming hallway leads to a bright lounge with natural light streaming through UPVC double-glazed windows, highlighting a cozy fireplace with exposed brick. The versatile dining room features storage and a character fireplace, while the light-filled kitchen offers ample storage and integrated appliances.

Upstairs, the principal bedroom provides serenity with built-in storage, joined by two additional bedrooms, each with natural light. The practical bathroom includes a three-piece suite and airing cupboard. Outside, the generous plot invites gardening or personalisation with the detached outbuilding, making this lovingly maintained home a unique find.

**No Offers £200,000**

# Church Lane

Rocester, ST14 5JZ



Hallway

Lounge

Dining Room

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom



Directions



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	