



FOR SALE

BREWOD ROAD, CROSS GREEN, NR COVEN, WOLVERHAMPTON, SOUTH STAFFS, WV10 7PW

£260,000



#### Ground Floor

##### Entrance Porch

Enter via a uPVC/double glazed front door and having uPVC/double glazed windows to the front and side aspects, a ceiling light point, tiled flooring and a door opening to the hall.

##### Hall

Enter the property via a timber/partly double glazed front door and having a coved ceiling with a ceiling light point, a central heating radiator, carpeted flooring, a carpeted stairway leading to the first floor and a partly glazed door opening to the lounge.

##### Lounge

**12' 7" x 13' 8" (3.83m x 4.16m)**

Having a uPVC/double glazed bay window to the front aspect, a ceiling light point, wall lighting, a central heating radiator, a gas fire with a brick fireplace surround, carpeted flooring, decorative picture railing, a television aerial point and a partly glazed door opening to the kitchen/diner.

##### Kitchen/Diner

**8' 1" x 17' 0" (2.46m x 5.18m)**

Being fitted with a range of wall, base and drawer units with laminate worksurface over and having two uPVC/double glazed windows one to the rear aspect and one to the side aspect, a coved ceiling with two ceiling light points, a central heating radiator, a built-under electric oven with an induction hob over, tiled splashbacks, a sink with a mixer tap fitted and a drainer unit, plumbing for a washing machine, the central heating boiler, an integrated, under counter fridge, linoleum flooring, a door to a pantry and a partly glazed door to the conservatory.

##### Conservatory

**9' 1" x 17' 0" (2.77m x 5.18m)**

Being constructed from uPVC/double glazed windows to the side and rear aspects and having carpeted flooring, a central heating radiator, wall lighting, a television aerial point, a door opening to the downstairs WC, an obscured uPVC/double glazed door to the side aspect and uPVC/double glazed French doors to the rear aspect opening to the garden.

##### Downstairs WC

Having a WC, carpeted flooring, wall lighting and partly tiled walls.



## First Floor

### Landing

Having a uPVC/double glazed window to the side aspect, a coved ceiling with a ceiling light point, carpeted flooring, access to the loft space via a loft ladder and doors opening to the three bedrooms and the bathroom.

### Bedroom One

**11' 6" x 9' 6" (3.50m x 2.89m)**

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, carpeted flooring and a built-in, double door storage cupboard.

### Bedroom Two

**9' 5" x 10' 8" (2.87m x 3.25m)**

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator and carpeted flooring.

### Bedroom Three

**8' 3" x 7' 2" (2.51m x 2.18m)**

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator and carpeted flooring.

### Bathroom

Having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator, a WC, a wash hand basin, fully tiled walls, laminate flooring and a bath with an electric shower over and a glass shower screen installed.

## Outside

### Front

Having a large block-paved driveway suitable for parking multiple vehicles, low-level hedges and wrought iron gates, a lawn, planted borders, courtesy lighting and access to the rear of the property via a wooden side gate.

### Rear

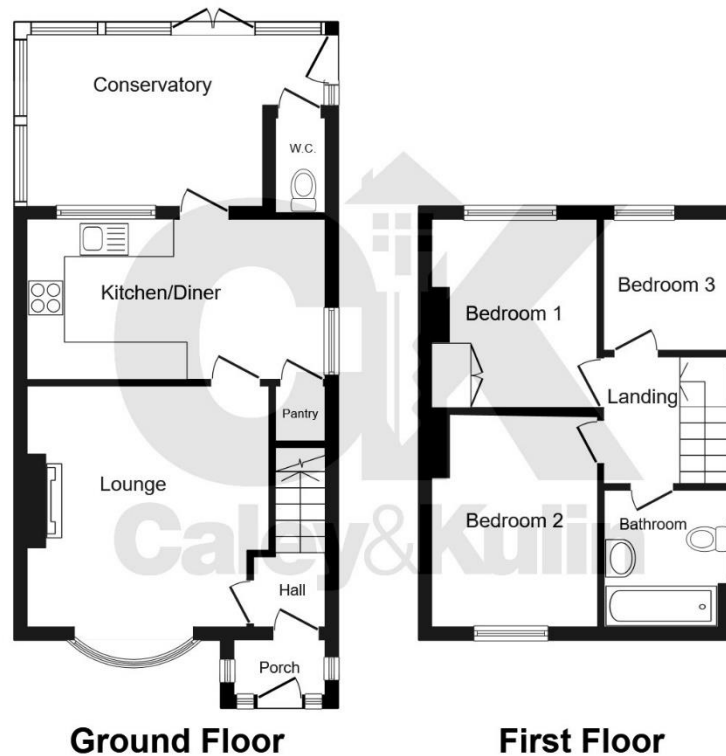
A huge garden with far reaching countryside views having a lawn, two patio seating areas, security lighting, a cold-water tap and access to the front of the property via a wooden side gate.







\* A spacious family home located in a very desirable area and offered with no upward chain \*



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**Council Tax Band:** B

**EPC Rating:** EPC Awaited

**Tenure:** Freehold

**Version:** CK1750/001



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