4 Hillcrest, Brewood, Stafford, ST19 9JQ

BERRIMAN EATON

4 Hillcrest, Brewood, Stafford, ST19 9JQ

A three bedroom semi-detached property, in need of some modernisation to realise full potential, offering ample accommodation throughout, located in the sought after village of Brewood.

LOCATION

Hillcrest stands on the fringes of Brewood which is a highly regarded South Staffordshire Village. There is an extensive range of everyday local shopping facilities including doctors' surgery and bakery, a local supermarket and several pubs with restaurant facilities. The village benefits from excellent schooling in both sectors including St Dominic's High School.

The village has a thriving local community as well as being conveniently situated for communications with the A5 and A41 corridors together with the M6, M6 Toll and M54 motorways providing fast access to the entire industrial West Midlands. Furthermore the property is well located for commuting to further amenities afforded by Wolverhampton and Stafford Town Centres.

DESCRIPTION

4 Hillcrest is a spacious three bedroom semi-detached property located in the sought after location of Brewood. The property offers a good size lounge, dining room, kitchen breakfast room, w/c, two double bedrooms and a further bedroom, bathroom, garage, rear garden and superb driveway as well as a carport.

ACCOMMODATION

A double glazed door opens into the HALL with fitted storage cupboard, GUEST CLOAK ROOM with WC, wall hung wash basin and a double glazed front window. A further door from the hall opens into the DINING ROOM with coved ceiling, double glazed window to the side elevation and an open archway into the BREAKFAST KITCHEN comprising wall and base units with fitted worktop, integrated oven and hob, space for a fridge freezer, sink and drainer, double glazed front window and door to the side. A glazed door leads from the dining room to the LOUNGE having an under stairs storage cupboard, coved ceiling and a double glazed sliding door overlooking the rear garden.

Stairs rise to the first floor landing. BEDROOMS ONE and TWO are both double rooms with fitted wardrobes and double glazed windows. BEDROOM THREE is a good size room with a double glazed rear window. The BATHROOM has a tiled shower cubicle, WC, wash hand basin with vanity drawers below, built in airing cupboard housing a wall mounted gas boiler and a double glazed window.

OUTSIDE

The property has a pleasant frontage with a shaped lawn, tarmacadam and paved DRIVEWAY affording off street parking for several vehicles as well as a CARPORT and GARAGE providing ample storage space. Gated side access opens into the charming REAR GARDEN which has been well maintained having a range of stocked beds and shrubbed borders, shaped lawn and paved patio.

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 / Ultrafast are available
Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.
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

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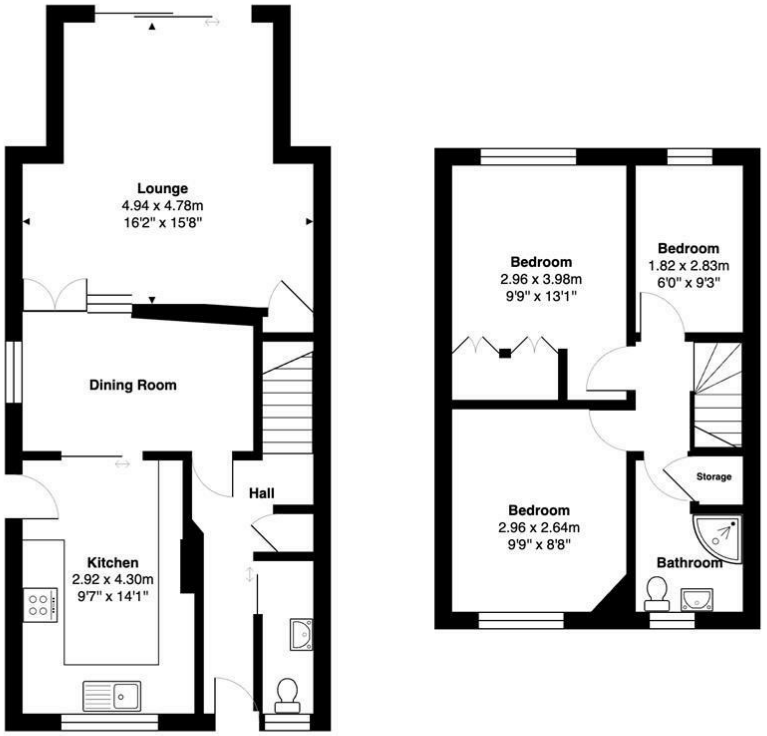
Offers Around
£315,000

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.



Total Area: 92.1 m² ... 992 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHOTOGRAPHY.CO.UK)

SAMSUNG

happy birthday
HAPPY BIRTHDAY