



Hilltop, Coven Road, Brewood, Stafford, ST19 9DF

BERRIMAN  
EATON

# Hilltop, Coven Road, Brewwood, Stafford, ST19 9DF

A three bedroom detached property which has been extended to the rear to provide a stunning living / dining / kitchen and which offers views over the surrounding countryside

## LOCATION

Hilltop stands in a lovely position within easy walking distance of the village centre and has an impressive and wide frontage with a screened drive and lovely gardens to the rear.

Brewwood has a picturesque and thriving village centre with an active community and a wide array of shopping facilities. There is a doctors surgery and the area is well served by schooling in both sectors with St Dominics Grammar School in the village centre itself being particularly worthy of note.

There are excellent communication links with the A5 and A449 corridors together with the M6, M6 Toll and M54 facilitating access to the entire industrial West Midlands and beyond.

## DESCRIPTION

Hilltop was extended and refurbished by the current owners in 2014 and now offers accommodation with rooms of good proportions over both ground and first floors. The extension has created a large, open plan living dining kitchen with bifold doors to the garden with a laundry off and a guest cloakroom along with a lounge. There are three bedrooms and two contemporary bath / shower rooms. There is a charming garden to the rear split into two sections with the second half having beautiful views over the surrounding countryside.

The property benefits from double glazing, gas central heating and a driveway to the front.

## ACCOMMODATION

An open, arched PORCH has a glazed front door opening into the superb open plan LIVING DINING KITCHEN with gloss fronted wall and base units with an undermounted stainless steel sink with a double glazed window over, integrated Bosch appliances including a five ring gas hob with a stainless steel extractor fan above and double oven. There is an integrated dishwasher and fridge freezer, ample space for dining with double glazed bifold doors to the rear garden with the entire room having Karndean flooring and integrated ceiling lighting. A door opens into the LAUNDRY with coordinating units to those in the kitchen with space for a washing machine and tumble dryer, Karndean flooring, a double glazed door to the side passage and a GUEST CLOAKROOM with WC, wash basin with vanity cupboard beneath, Karndean flooring and a double glazed window. Glazed double doors from the kitchen open into the LOUNGE with double glazed windows to the front, a cast iron Victorian open grate fireplace, recessed display shelving and integrated ceiling.

A staircase with wooden balustrading rises to the first floor landing with access to the loft and a double glazed window to the side. BEDROOM ONE is a good size double room with a double glazed window with far reaching views over surrounding countryside, an open fronted wardrobe and a mezzanine level for storage, integrated ceiling lighting and an EN-SUITE SHOWER ROOM with a tiled shower cubicle with waterfall head and separate hose, wash basin with vanity cupboards beneath, WC, tiled floor and a heated ladder towel rail. BEDROOM TWO is a good size double room with a double glazed window to the front and a linen cupboard housing the wall mounted gas fired central heating boiler. BEDROOM THREE is a good size with a double glazed window to the side. The BATHROOM has a contemporary suite with a bath, a tiled shower cubicle with waterfall head and separate hose, wash basin with vanity cupboards beneath and coordinating mirror and cupboards above, metro tiling to the walls, WC, a double glazed window, tiled floor and a heated ladder towel rail.

## OUTSIDE

Hilltop sits behind a gravelled DRIVEWAY with a gravelled side path leading to the front door and onto the charming REAR GARDEN with a paved patio with external power and cold water supply with a shaped lawn beyond with planted beds and borders and a paved path to a second area of garden with views over the surrounding countryside with a seating area with a pergola, two sheds and a shaped lawn.

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 and Ultrafast are available

Mobile – Ofcom checker shows two of the four main providers have likely coverage indoors with all four having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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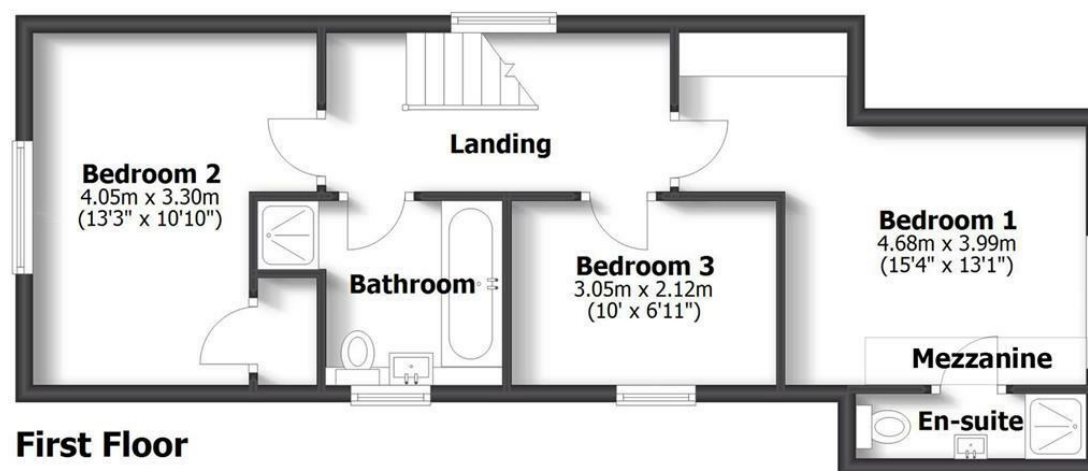
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**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs 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.



## HILLTOP

COVEN ROAD, BREWOOD



**TOTAL: 100.1sq.m. 1077sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE

