



34 Horsebrook Lane, Brewood, ST19 9EF

BERRIMAN
EATON

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A superbly presented and extended four double bedroom detached house with ample off street parking in a generous plot close to the centre of a sought-after South Staffordshire village.

LOCATION

Horsebrook Lane is a highly regarded address standing on the fringes of the much respected South Staffordshire village of Brewood and is within easy walking distance of the wide ranging local facilities available within the village itself. There is easy travelling to the centres of both Wolverhampton and Stafford and communications are excellent with Codsall Train Station providing direct services to Birmingham and Shrewsbury and the M54 being easily accessible facilitating fast access to Shrewsbury, Birmingham and beyond.

The area is well served by schooling in both sectors with Brewood First and Middle Schools and St Dominics Grammar School being in the village itself, all of which are of high repute and there are many other schools in both sectors within easy travelling distance.

DESCRIPTION

34 Horsebrook Lane has been extended to the rear over two storeys and now offers well proportioned accommodation over both ground and first floors. There is a through lounge with has ample space for both dining and seating areas, there is a dining kitchen, a study and a guest cloakroom. To the first floor there are four double bedrooms and a house bathroom.

The property sits behind a good size drive leading to the garage and there is a lovely garden to the rear. The property benefits from gas central heating and double glazing.

ACCOMMODATION

A composite door with windows to the side opens into the PORCH with a store cupboard with hanging and shelving, an internal door to the garage and a GUEST CLOAKROOM with WC, wall mounted wash basin, tiled walls and a double glazed window. A glazed and leaded door opens into the HALL with wooden flooring and a glazed and leaded door opens into the DINING KITCHEN with wooden flooring throughout. The kitchen area has a range of wall and base units with roll top working surfaces and coordinating centre island. There is a one and half bowl sink, four ring gas hob with Smeg filtration unit above, double integrated oven, space for a fridge freezer, a useful shelved pantry, an integrated dishwasher and the dining area has double glazed windows and French doors to the rear garden, two roof lights and a door into the through LOUNGE with stripped wooden floor to part, a double glazed window to the front, wiring for wall lights, double glazed French doors and windows to the rear garden. There is a STUDY with built in cupboards, wooden flooring, a double glazed window to the side and there was formerly a door to the side that has been blocked up but could be reinstated.

Stairs from the hall with a double glazed window to the return landing rise to the first floor landing with access to the loft. BEDROOM ONE is an excellent size double room with built in wardrobes. BEDROOM TWO is also double in size with a double glazed window to the side. BEDROOM THREE is also double in size with a double glazed window to the rear and BEDROOM FOUR is also double in size with a double glazed window to the front and a built in wardrobe. The BATHROOM has a panelled bath with shower attachment, shower cubicle, WC, pedestal wash basin, heated ladder towel rail, a double glazed window and tiled walls and a walk in linen cupboard with slatted shelving.

OUTSIDE

34 Horsebrook Lane, sits behind a gravelled DRIVEWAY affording off road parking for several vehicles with planted and flowering borders. The GARAGE has an up and over door, concrete floor, electric light and power, plumbing for a washing machine and tumble dryer and a wall mounted boiler.

Gated side access to either side of the property, with a built in store to one side, leads to the REAR GARDEN with a large patio with brick built BBQ area and steps with ornate stone balustrading rise to the shaped lawn with mature shrubs and hedges to the borders and an arch opens into the rear of the garden with paved and gravelled seating areas with concealing shrubs to the borders. There is external lighting and an external cold water supply.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – 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 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 risk.

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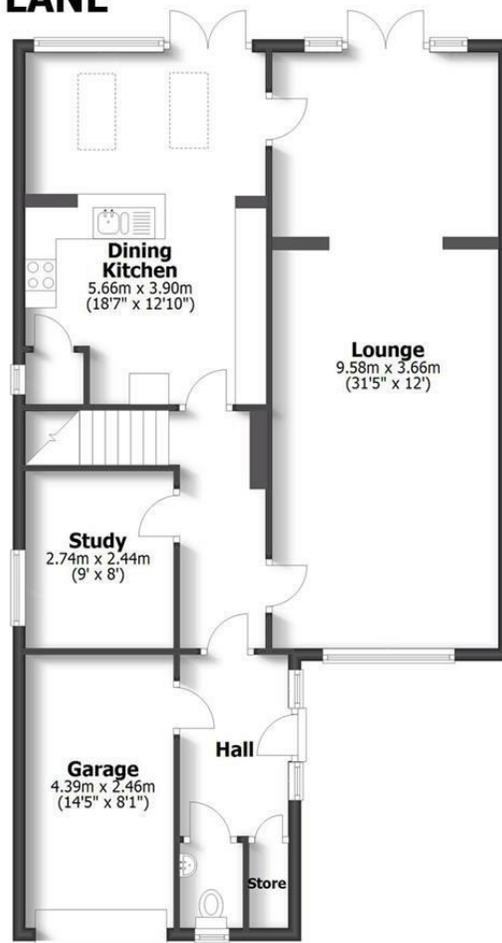
Offers Around
£475,000

EPC: C

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.



**34 HORSEBROOK LANE
BREWOOD**



Ground Floor



First Floor

HOUSE: 144sq.m. 1550sq.ft.
 GARAGE: 10.8sq.m. 116sq.ft.
TOTAL: 154.8sq.m. 1666sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

