4 Easthall Close, Brewood, Stafford, ST19 9EX

BERRIMAN
EATON

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A well proportioned, detached family home providing versatile three or four bedroomed accommodation close to the heart of an historic and sought after South Staffordshire village

LOCATION

Easthall Close is a popular address standing in the centre of Brewood within easy walking distance of the wide ranging local facilities available within the local village itself. There is easy travelling to the centres of both Wolverhampton and Stafford and communications are excellent with rail services running from Codsall Station with direct connections to Birmingham and the M54 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 Dominic's Grammar School being in the village itself, all of which are of high repute.

DESCRIPTION

4 Easthall Close is a well proportioned family home which has been extended to the rear to create a third reception room or potential fourth bedroom with an en-suite cloakroom.

Whilst the house has been well maintained over the years it would now benefit from a scheme of modernisation throughout affording buyers the opportunity to make the house "their own".

The property benefits from double glazing and gas fired central heating.

ACCOMMODATION

A double glazed front door with matching side panel opens into the HALL with stairs rising to the first floor. The SITTING ROOM runs across the full width of the house with two double glazed windows, a living flame coal effect gas fire with decorative ceramic tiled surround, ceiling coving and glazed double doors opening into the DINING ROOM with a shelved understairs storage cupboard, fitted wall shelving and an open doorway through into the FAMILY ROOM / BEDROOM FOUR with a light corner aspect with a double glazed window overlooking the rear garden and patio doors to the side together with an EN-SUITE CLOAKROOM with WC, wash basin and double glazed rear window. The KITCHEN has a range of wall and base mounted units together with a shelved panty, space for an electric cooker, plumbing for a washing machine or dishwasher and double glazed windows to the side and rear.

Stairs from the hall rise to the part galleried first floor landing with a linen cupboard with hot water cylinder and slatter shelving. BEDROOM ONE is a good double room in size with a double glazed window to the front and a built in double wardrobe. BEDROOM TWO is a double room in size with a range of built in wardrobes and BEDROOM THREE is a good room in size with a double glazed window to the front. There is a SHOWER ROOM with a fully tiled shower, WC, bidet and vanity unit with inset wash basin, tiled walls and two double glazed rear windows.

OUTSIDE

The property stands towards the head of the cul-de-sac behind a communal frontage with a DRIVEWAY to one side providing off street parking and leading to the GARAGE with an elevating door, electric light and power and double glazed windows to the side and rear together with a double glazed courtesy door to the garden.

There is gated side access from the drive to the REAR GARDEN which has a paved patio leading to a two tiered lawn beyond.

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

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Offers Around
£349,950

EPC: E

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: 105.8 m² ... 1139 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)