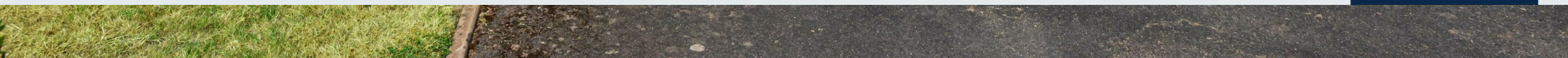


Meadow View, 45 Horsebrook Lane, Brewood, Stafford, ST19 9EF

BERRIMAN EATON



Meadow View, 45 Horsebrook Lane, Brewood, Stafford, ST19 9EF

A superb, large bungalow with well proportioned accommodation over one storey
with beautiful, open countryside views to the rear.

LOCATION

The property stands in a highly regarded address on the fringes of the much respected South Staffordshire village of Brewood and is within 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

Meadow View benefits from beautiful countryside views to the rear and well proportioned accommodation over a single storey. There is flexible accommodation with the current layout having two reception rooms, two double bedrooms and bedroom three is currently being used as a study together with an en-suite shower room and a bathroom. The breakfast kitchen looks out over the rear garden and there is ample parking to the front along with a garage.

ACCOMMODATION

A wooden glazed door opens into a large HALL with dado rail, coved ceiling and ceiling cornice, a linen cupboard with hot water cylinder and slatted shelving, a useful cloaks and storage cupboard and access to the part boarded loft with drop down ladder and porthole window. The LOUNGE has a light dual aspect with a double glazed window to the side and double glazed patio doors to the rear garden, coved ceiling, ceiling cornice, a formal fireplace with gas coal effect fire. The DINING ROOM has a double glazed window to the rear garden, coved ceiling and ceiling cornice. The BREAKFAST KITCHEN has a range of wall and base units with roll top working surfaces and tiled splash back, sink and drainer with double glazed window overlooking the rear garden, an integrated oven with four ring electric hob and filtration unit above, space for freestanding washing machine, tumble dryer and fridge freezer, a concealed Vaillant boiler, ample space for dining, a double glazed window and door to the side.

The PRINCIPAL BEDROOM SUITE is a light, double room with a double glazed window to the front, a range of fitted furniture including wardrobes, chests of drawers, knee hole dressing table and bedside table, ceiling cornice and an EN-SUITE SHOWER ROOM with a shower cubicle, vanity unit with wash basin set on a vanity shelf with cupboards beneath and WC, tiled floor and walls, heated ladder towel rail and a double glazed window to the side. BEDROOM TWO is also double in size with a double glazed window to the front and ceiling cornice. BEDROOM THREE is currently set up as a study with a double glazed window to the side and the BATHROOM has a panelled bath with handheld shower attachment, vanity unit with a wash basin set on a vanity shelf with cupboards beneath and WC, part tiled walls, heated ladder towel rail and a double glazed window to the side.

OUTSIDE

Meadow View sits behind a DRIVEWAY laid in tarmacadam leading to the GARAGE with an up and over door, concrete floor, electric light and power, loft storage and a courtesy door to the rear. There is a shaped front lawn with planted beds and concealing hedges.

There is gated side access to the REAR GARDEN with a patio laid in brick setts, a low rise wall, shaped lawn with planted beds and borders and far reaching views over rolling South Staffordshire countryside. There is a remote control patio awning with integrated spot light to the lounge patio windows, external lighting and a 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 and Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker
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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Lettings Office
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Wombourne Office
01902 326366
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www.berrimaneaton.co.uk

Offers Around
£549,950

EPC: D

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.






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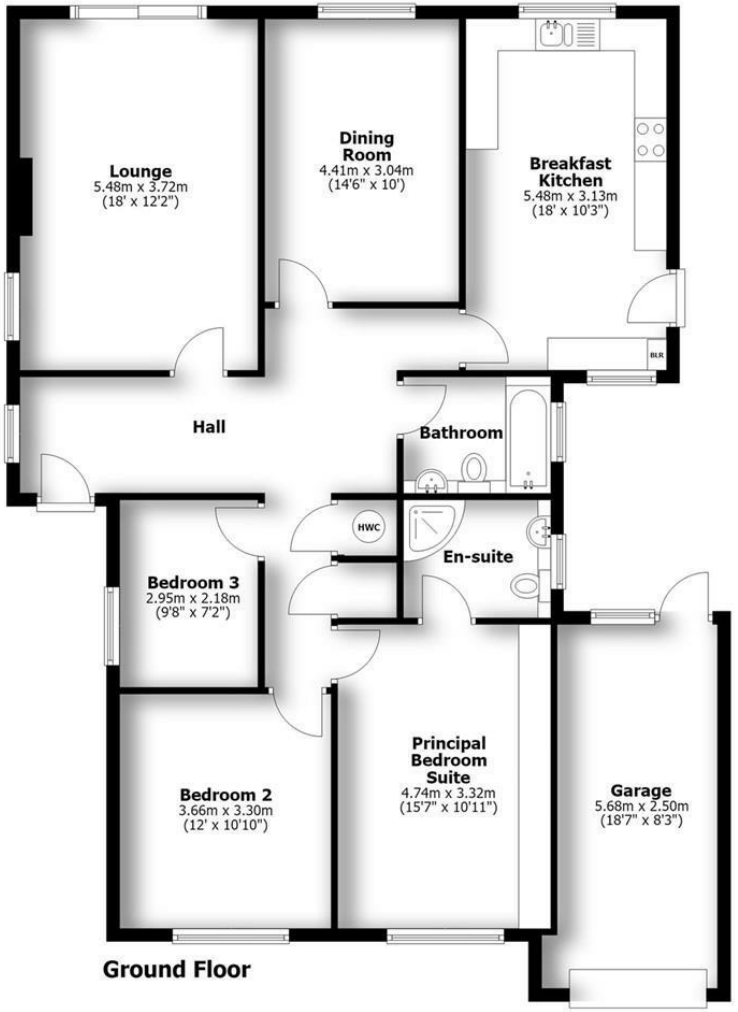
45 HORSEBROOK LANE, BREWOOD



BUNGALOW: 116.8sq.m. 1258sq.ft.
GARAGE: 14.4sq.m. 155sq.ft.
TOTAL: 131.2sq.m. 1413sq.ft.

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







