



**Connells**

Crestwood Park  
Brewood Stafford



# Crestwood Park Brewood Stafford ST19 9JD

for sale offers in excess of  
**£600,000**



## Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale this beautifully presented and highly deceptive detached family home. Set on the sought after and popular Crestwood Park just a stone's throw away from Brewood Village. For further details please contact Connells.

Externally the home has a pleasant frontage with ample off road parking and rear garden with feature entertainment patio area with garage to side. Internally there is an entrance hall with feature composite door to front access, guest wc with adjoining utility area, family lounge and stunning open plan entertainment kitchen with adjoining sitting area. The first floor has a selection of FOUR BEDROOM, master en-suite and family bathroom.

## The Location & Area

Situated on the popular Crestwood Park estate conveniently located the M6 and M54 motorways along with the i54 commercial development. Brewood village with shopping areas, eateries and public houses are also just a stone's throw away along with sought after schooling. Further shopping can be found within neighbouring villages which includes Penkridge, Codsall, Cannock and Wolverhampton City centre.

## Entrance Hall

Feature double glazed composite door to front access, central heating radiator, feature Amtico flooring, stairs to first floor landing, smoke alarm, spotlights to ceiling, storage cupboard, meter cupboard, doors to various rooms.

## Guest Wc

Double glazed window to side, feature wash basin set in a vanity unit, low flush toilet, panelled central heating, extractor fan, spotlights to ceiling, Amtico tiled flooring, door to utility

## Lounge

18' x 14' 9" ( 5.49m x 4.50m )

Two double glazed windows to front, feature Amtico flooring, fireplace, two panelled central heating radiators, door to hall.

## Entertainment Kitchen Diner

32' 8" x 19' 8" ( 9.96m x 5.99m )

HAVING AN ADJOINING SITTING AREA. Two sets of feature double glazed bifolding doors to entertainment patio area, two feature roof lanterns, fantastic selection of refitted wall and base units with complementary centre islands, quartz work surfaces, integrated appliances to including warming oven, hob, double oven/microwave combinations, dishwasher, wine cooler, ceiling extractor, one and a half drainer inset sink, spotlights ceiling, part tiled walls, feature radiator, feature Amtico floor, doors to various rooms.

## Utility

8' 2" x 7' 8" ( 2.49m x 2.34m )

Doors to various rooms, feature Amtico flooring, integrated dishwasher and dryer, feature radiator, integrated larder fridge freezer, part tiled walls with storage area.

## Inner Lobby

Glazed door to hall, opening to entertainment kitchen diner, Amtico flooring, feature radiator, spotlights to ceiling, door to utility.

## First Floor Landing

Double glazed window to side, smoke alarm, spotlights to ceiling, stairs to ground floor, feature panelled central heating radiator, doors to various rooms.

## Bedroom One

15' 8" x 15' 5" ( 4.78m x 4.70m )

Two double glazed window to front, feature panelled central heating radiator, door to en-suite, door to first floor landing.

## En-Suite

Double glazed window to rear, refitted suite with a low flush toilet, walk-in shower area, feature large bath, His & Hers wash basin, feature radiator, wall storage, spotlights, extractor fan, feature Amtico flooring, door to Bedroom One.

## Bedroom Two

19' x 16' ( 5.79m x 4.88m )

Double glazed door and window with glass balustrade to front, feature panelled central heating radiator, door to first floor landing.

## Bedroom Three

11' 3" x 10' 6" ( 3.43m x 3.20m )

Double glazed window to rear, feature panelled central heating radiator, built-in wardrobe, door to first floor landing.

## Bedroom Four

15' 1" into wardrobes x 7' 5" ( 4.60m into wardrobes x 2.26m )

Double glazed window to front, feature panelled central heating radiator, loft access with pull down ladder, built-in wardrobes, door to first floor landing.

## Family Bathroom

Refitted suite with a panelled bath with fitted shower and screen, low flush toilet, feature round wash basin, feature panelled central heating radiator, extractor fan, spotlights, wall mirror and storage, door to first floor landing.

## Outside Front

Having a pleasant frontage with ample block paved off road parking, sleeper edges and steps, feature wooden cladded facade, selection of trees, plants and shrubs.

## Outside Rear

A beautifully presented porcelain tiled entertainment patio area, steps leading to a raised lawned area, selection of mature trees and plants shrubs, gate to front access, water tap, security lighting.

## Garage

15' 6" x 10' 2" ( 4.72m x 3.10m )

Remote control electric roller shutter to front access, lighting, door to utility.



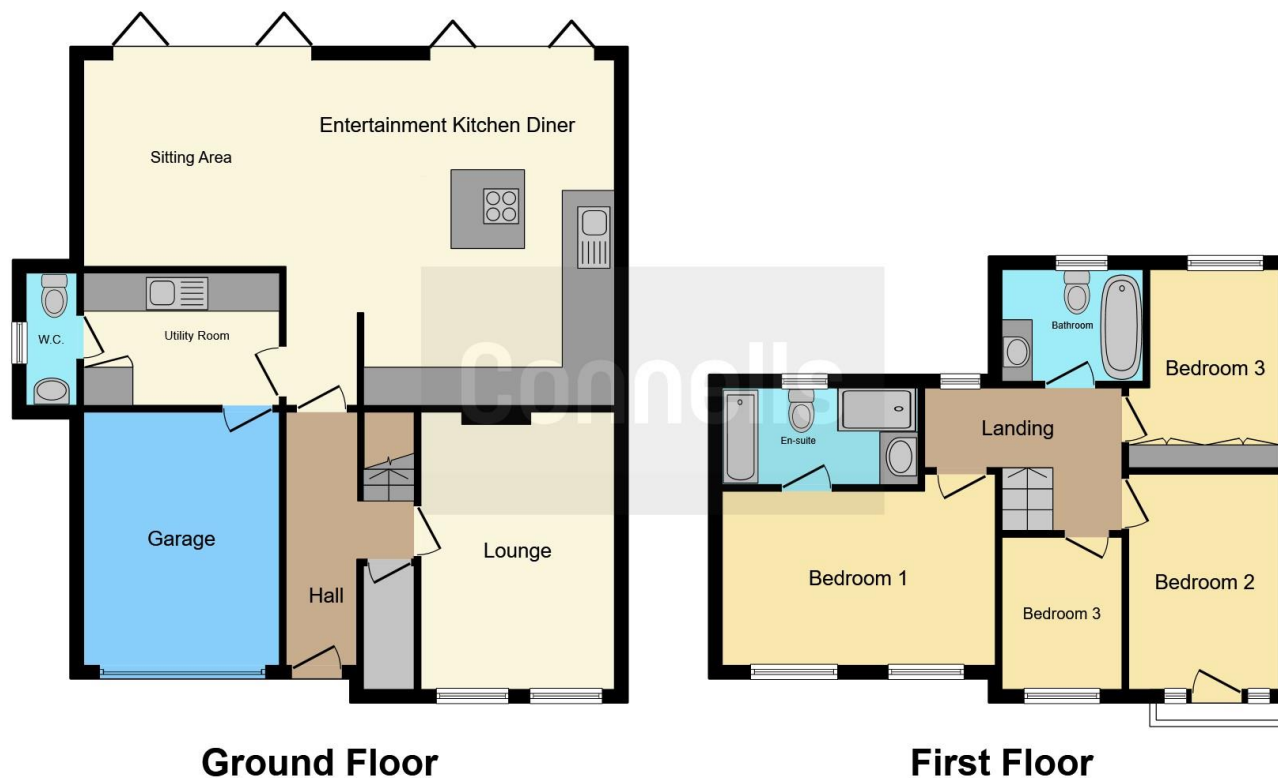












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: F

Tenure: Freehold

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