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10 Kingfisher Close, Brownhills, WS8 6DA **Guide Price £425,000**

A particularly spacious, executive style, five bedroom detached family residence occupying a quiet cul-de-sac position on this sought after development within easy reach of local amenities.

Reception Hall * Guest Cloakroom * Lounge * Separate Dining Room * Study * Fitted Breakfast/Kitchen * Utility * Five Bedrooms * Two with En Suite Shower Rooms * Family Bathroom * Double Garage * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band E
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

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Company Number: 11253248



10 Kingfisher Close, Brownhills



Reception Hall



Guest Cloakroom



Lounge



Dining Room



Study

10 Kingfisher Close, Brownhills



Breakfast/Kitchen



Utility



Bedroom One



Bedroom One



En Suite

10 Kingfisher Close, Brownhills



Bedroom Two



En Suite



Bedroom Three

10 Kingfisher Close, Brownhills



Bedroom Four



Bedroom Five



Bathroom



Rear Garden

10 Kingfisher Close, Brownhills

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious, executive style detached family residence that occupies a quiet cul-de-sac position on this sought after residential development within easy reach of local amenities.

Brownhills High Street enjoys all main shopping facilities including a Tesco store together with regular and frequent public transport services to Walsall, Cannock and Lichfield.

The A5 trunk and M6 Toll Roads are within 2 miles giving further access to the M6, M5, M42 and M54 thus bringing all centres of the West Midlands conurbation within easy commuting distance.

A splendid range of schools for children of all ages is readily available including Shire Oak Academy, Brownhills School and St Francis of Assisi Catholic Technology College at Aldridge.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

RECEPTION HALL

having entrance door, laminate floor covering, two ceiling light points, central heating radiator, access to the garage and storage cupboard off.

GUEST CLOAKROOM

WC, pedestal wash hand basin, laminate floor covering, central heating radiator, ceiling light point and extractor fan.

LOUNGE

5.00m x 3.40m (16'5 x 11'2)

PVCu double glazed bow window to front elevation, feature fireplace with gas coal effect fire fitted, two central heating radiators, two ceiling light points, laminate floor covering and double opening doors lead to:

DINING ROOM

3.99m x 2.69m (13'1 x 8'10)

PVCu double glazed, double opening doors leading to the rear garden, laminate floor covering, central heating radiator and ceiling coving.

STUDY

2.49m x 2.16m (8'2 x 7'1)

PVCu double glazed window to rear elevation, laminate floor covering, central heating radiator and ceiling light point.

FITTED BREAKFAST/KITCHEN

5.21m x 3.61m (17'1 x 11'10)

PVCu double glazed window and double opening doors lead to the rear garden, ceiling light point and additional inset ceiling spotlights, central heating radiator, breakfast area with laminate flooring, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric double oven, separate five ring gas hob with extractor canopy over, integrated dishwasher, fridge and freezer and access to:

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UTILITY

2.87m x 1.68m (9'5 x 5'6)

door leading to the rear gardens, fitted wall and base units, working surface with inset stainless steel single drainer sink and tiled surround, space for washing machine, central heating radiator, ceiling light point and wall mounted "Potterton" central heating radiator.

FIRST FLOOR LANDING

two ceiling light points, central heating radiator, loft access and airing cupboard off.

BEDROOM ONE

3.94m x 3.48m (12'11 x 11'5)

PVCu double glazed window to front elevation, range of built in wardrobes, laminate floor covering, central heating radiator and ceiling light point.

EN SUITE SHOWER ROOM

PVCu double glazed window to side elevation, tiled shower enclosure with overhead and hand held shower attachments, pedestal wash hand basin, WC, central heating radiator, ceiling light point and extractor fan.

BEDROOM TWO

3.45m x 2.39m (11'4 x 7'10)

PVCu double glazed window to rear elevation, range of built in wardrobes, laminate floor covering, central heating radiator and ceiling light point.

EN SUITE SHOWER ROOM

PVCu double glazed window to rear elevation, tiled shower enclosure, pedestal wash hand basin, WC, central heating radiator, ceiling light point and extractor fan.

BEDROOM THREE

3.71m x 2.69m (12'2 x 8'10)

PVCu double glazed window to the front elevation, built in wardrobes, laminate floor covering, central heating radiator and ceiling light point.

BEDROOM FOUR

3.86m x 2.39m (12'8 x 7'10)

PVCu double glazed window to the front elevation, built in wardrobes, laminate floor covering, central heating radiator and ceiling light point.

BEDROOM FIVE

3.40m x 2.39m (11'2 x 7'10)

PVCu double glazed window to rear elevation, range of built in wardrobes, laminate floor covering, central heating radiator and ceiling light point.

FAMILY BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath, separate tiled shower enclosure, pedestal wash hand basin, wc, ceiling light point and central heating radiator.

OUTSIDE

DOUBLE GARAGE

5.21m x 5.08m (17'1 x 16'8)

having up and over door and two fluorescent strip lights.

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FORE GARDEN

double width tarmacadam driveway, lawn, shrubs and gated side access leading to:

REAR GARDEN

paved patio area, lawn and timber fencing.

GENERAL INFORMATION

We understand the property is Freehold with vacant possession upon completion.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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Ground Floor



First Floor

