

# CHRIS FOSTER & Daughter

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## 36 Quantock Close, Brownhills, WS8 7EY Guide Price £299,999

A superbly appointed modern link detached family residence occupying a quiet cul-de-sac position on this sought after development and within easy reach of local amenities.

\* Reception Hall \* Guest Cloakroom \* Impressive Lounge \* Luxury Fitted Dining/Kitchen \* Utility \* Study \* Three Bedrooms \* Master with En Suite Shower Room \* Luxury Bathroom \* Off Road Parking \* Landscaped Gardens \* Gas Central Heating System \* PVCu Double Glazing

Council Tax Band D  
Local Authority - Walsall



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Company Number: 11253248





## 36 Quantock Close, Brownhills



Guest Cloakroom



Guest Cloakroom



Lounge



Lounge



## 36 Quantock Close, Brownhills



Luxury Dining/Kitchen



Luxury Dining/Kitchen



Utility



Study



First Floor Landing



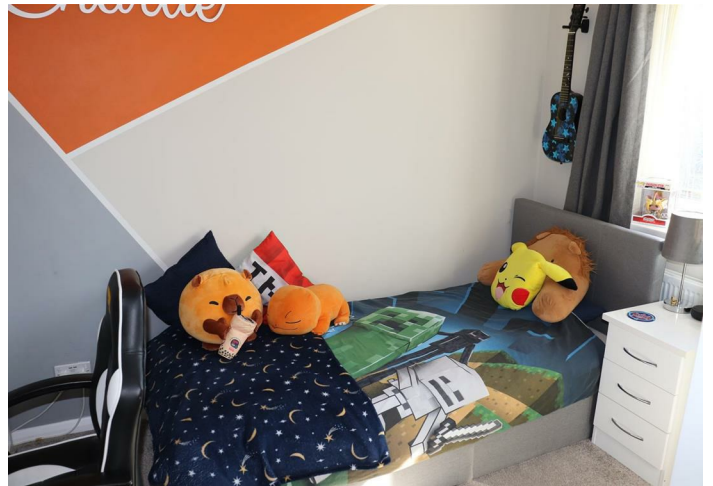
## 36 Quantock Close, Brownhills



Bedroom One



En Suite



Bedroom Two



Bedroom Two



Bedroom Three



## 36 Quantock Close, Brownhills



Bathroom



Rear Garden



Rear Elevation

## 36 Quantock Close, Brownhills

An internal inspection is essential to begin to fully appreciate this superbly appointed modern link detached family residence that occupies an excellent cul-de-sac position on this sought after development and within easy reach of local amenities.

The area is extremely accessible to all main centres of the West Midlands conurbation with the A5 Trunk and M6 Toll Roads within 3 miles giving further access to the M6, M5, M42 and M54 motorways.

Main centre shopping is available at Lichfield and Walsall and children of all ages have a wide range of good schools provided including St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

The area is well served for leisure facilities with Oak Park Leisure Centre in Walsall Wood and cricket, hockey and squash clubs behind the church at The Green, Aldridge and Druids Heath Golf Club off Stonnall Road while Stonnall village enjoys a range of community activities.

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

### **RECEPTION HALL**

having composite entrance door, PVCu double glazed window to side elevation, central heating radiator, ceiling light point and laminate floor covering.

### **GUEST CLOAKROOM**

PVCu double glazed frosted window to front elevation, WC, vanity wash hand basin with storage cupboard below, central heating radiator, ceiling light point and laminate floor covering.

### **IMPRESSIVE LOUNGE**

5.33m x 4.42m (17'6 x 14'6)

PVCu double glazed window to the front elevation, feature modern inset electric fire, two central heating radiators, ceiling light point and staircase leading off to the first floor.

### **LUXURY FITTED DINING/KITCHEN**

4.42m x 2.74m (14'6 x 9'0)

PVCu double glazed, double opening doors to the rear elevation, range of luxury cream, high gloss wall, base units and drawers, working surfaces with inset stainless steel single drainer sink, built in electric oven, gas hob with stainless steel extractor canopy over, space and plumbing for dishwasher, space for fridge/freezer, two ceiling light points, central heating radiator and useful understairs storage cupboard off.

### **UTILITY**

2.51m x 1.75m (8'3 x 5'9)

range of fitted wall units, working surface with space and plumbing below for washing machine and tumble dryer, laminate floor covering and ceiling light point.

### **STUDY**

2.51m x 1.63m (8'3 x 5'4)

PVCu double glazed window to rear elevation and ceiling light point.

# 36 Quantock Close, Brownhills

## FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation, ceiling light point, loft access and airing cupboard off.

## BEDROOM ONE

3.51m x 2.51m (11'6 x 8'3)

PVCu double glazed window to front elevation, fitted double wardrobe and additional built in double wardrobe, central heating radiator and ceiling light point.

## EN SUITE SHOWER ROOM

PVCu double glazed frosted window to side elevation, tiled shower enclosure, vanity wash hand basin with storage cupboard below, WC, central heating radiator, ceiling light point and extractor fan.

## BEDROOM TWO

3.23m x 2.44m (10'7 x 8'0)

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

## BEDROOM THREE

2.67m x 1.80m (8'9 x 5'11)

PVCu double glazed window to front elevation, built in wardrobe, central heating radiator and ceiling light point.

## LUXURY BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with overhead and hand held shower attachments, tiled surround and shower screen fitted, vanity wash hand basin with storage cupboard below, WC, chrome heated towel rail, ceiling light point and extractor fan.

## OUTSIDE

### STORAGE GARAGE

2.51m x 1.68m (8'3 x 5'6)

with up and over door to front and access to the utility.

### FORE GARDEN

having driveway providing off road parking, lawn and gated side access leading to:

### REAR GARDEN

paved patio area, lawn, side borders and shrubs, outside lighting and power supply 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

## **36 Quantock Close, Brownhills**

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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