



Quantock Close, Brownhills
Walsall, WS8 7EY

£320,000

Brownhills

£320,000



A modern style detached family home situated within an established residential cul-de-sac close to a host of local amenities and reputable schooling.

The property affords ample off road parking and a garage while the landscaped rear garden benefits from a paved patio and timber decked seating area.

Moving inside, the entrance hallway leads through to the ground floor living area along with stairs rising to the first floor landing. The lounge overlooks the front aspect and has a fitted fireplace housing a fire while the dining room benefits from doors opening to the rear garden. The kitchen also overlooks the rear garden while being fitted with ample matching cupboard space, a sink/drainage and oven/hob. A door leads through to the adjoining utility room which has further doors to both the rear garden and ground floor WC. To the first floor are four bedrooms.

The master bedroom has an adjoining en-suite shower room while three further bedrooms are served by a family bathroom equipped with a white suite.

The property further benefits from double glazing, a gas central heating system and a security alarm.

A lovely property with a desirable outlook.





Property Specification

DETACHED FAMILY HOME SITUATED IN A CUL-DE-SAC LOCATION

MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
THREE FURTHER BEDROOMS & FAMILY BATHROOM
LOUNGE, DINING ROOM, KITCHEN & UTILITY ROOM
GROUND FLOOR GUEST WC

Entrance Hallway

Lounge 15' 9" x 13' 8" (4.81m x 4.16m) includes staircase

Dining Room 9' 5" x 7' 7" (2.87m x 2.32m)

Kitchen 9' 5" x 9' 5" (2.88m x 2.88m)

Utility Room 4' 11" x 4' 11" (1.49m x 1.49m)

WC

First Floor Landing

Master Bedroom 13' 5" x 10' 4" (4.10m x 3.14m)

En-Suite Shower Room

Bedroom Two 12' 0" x 8' 8" (3.66m x 2.64m)

Bedroom Three 9' 2" x 6' 8" (2.80m x 2.03m)

Bedroom Four 10' 11" x 8' 7" (3.34m x 2.62m) includes
airing cupboard depth

Family Bathroom 6' 8" x 5' 6" (2.04m x 1.67m)

Garage 16' 9" x 8' 2" (5.10m x 2.50m)

Agent's Note:

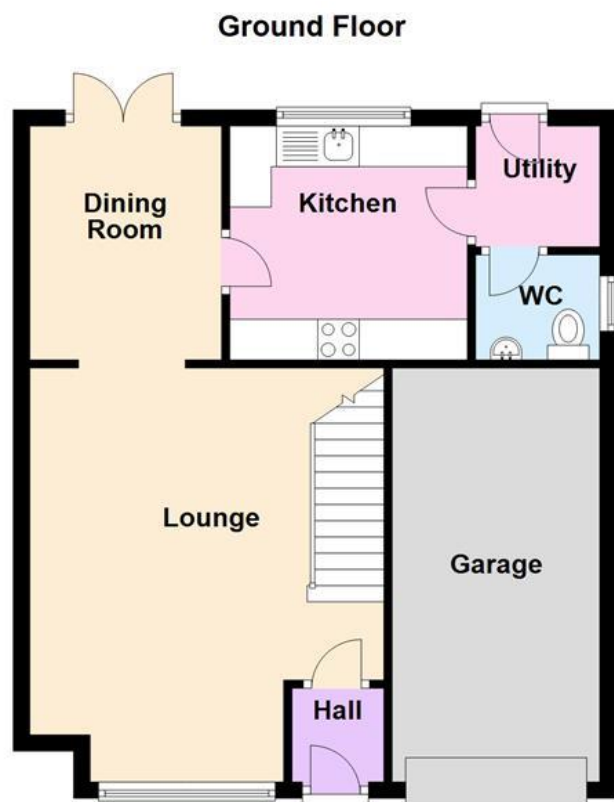
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Came on the market: 9th February 2021

Viewer's Note:

Services connected: Mains gas, electricity, water & drainage
Council tax band: D
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

2/12/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

