



24 Crestwood Park, Brewood, Stafford, ST19 9JD

BERRIMAN
EATON

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A three bedroom link detached family home standing in a particularly large plot in a sought after location, offering superb potential for enlargement STPP.

LOCATION

Crestwood Park is situated on the fringes of Brewood which is a thriving South Staffordshire village with a busy centre and active community. There is an old market square and a comprehensive range of shops catering for everyday needs together with a post office, doctors' surgery, public houses and highly regarded restaurants and extremely popular schools both maintained and fee paying

Communications are excellent with the A5 and A449 corridors being nearby facilitating access to Wolverhampton, Stafford and Telford with both the M6 and M54 being easily accessible providing fast access to the entire industrial West Midlands and beyond.

DESCRIPTION

24 Crestwood Park is a well proportioned family home which has been well maintained over the years. The ground floor accommodation comprises a lounge, sitting room, dining kitchen together with three bedrooms and a house bathroom to the first floor. There is a driveway providing ample off street parking, as well as a car port and a delightful good size garden to the rear.

ACCOMMODATION

A double glazed composite door opens in to the ENTRANCE HALL with coved ceiling and a door to the LOUNGE with wiring for wall lights, coved ceiling, feature brick fire place with gas fire, double glazed window to the front, understairs storage cupboard and glazed doors to the DINING KITCHEN comprising a range of wall and base mounted units, sink and drainer, space for a cooker, integrated fridge and washing machine, storage cupboard and pantry with sliding door and double glazed windows and doors to two elevations. The SITTING ROOM has a coved ceiling and double glazed windows to the front and rear.

Stairs rise to the FIRST FLOOR LANDING with a double glazed window to the side. BEDROOM ONE comprises a double room, coved ceiling and a double glazed floor to ceiling window. BEDROOM TWO is a double room with a range of fitted wardrobes with over head storage and a window to the rear. BEDROOM THREE has a slim built in storage cupboard and window to the front. The HOUSE BATHROOM comprises a panelled bath with shower over, WC, wash hand basin, access to the loft, airing cupboard and a double glazed window to the rear.

OUTSIDE

The property stands in a generous plot with a DRIVEWAY affording off street parking for several vehicles, a low brick wall to the boundary, shaped lawn and a CARPORT with two brick built stores and a composite door allowing access to the lovely, mature south facing REAR GARDEN enjoying a good degree of privacy being laid to lawn with paved terrace, hedge borders, well stocked beds, a summer house and a further brick built store with space for additional appliances.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – 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 / Ultrafast are available

Mobile – Ofcom checker shows one of the four main providers has likely coverage indoor with two of the four having limited coverage and another two having no coverage.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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£520,000

EPC: E

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.



24 Crestwood Park

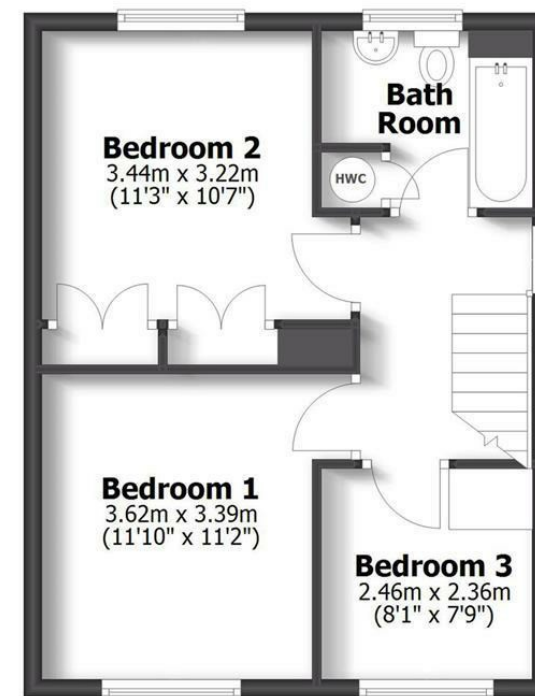
Brewood

HOUSE: 95.6sq.m. 1030sq.ft.
 GARAGE: 24.3sq.m. 261sq.ft.
TOTAL: 119.9sq.m. 1261sq.ft.

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



Ground Floor



First Floor

