



BRICKLYN HOUSE, BULLS LANE, WISHAW, B76 9QN

OFFERS AROUND—£1,200,000

Rarely does the opportunity present itself to purchase such an exquisite, four bedroomed and freehold, detached family home in Wishaw, providing breathtaking, country side views in a serene position which epitomizes idyllic rural living together with space for relaxation and outdoor activities. Nestled upon expansive grounds, a unique blend yet perfect balance of tranquillity and convenience is established, with the local area boasting excellent educational opportunities for all ages. Just a short drive to daily essential shopping amenities and facilities, the village is complimented by its access to St. Chads Church, Wishaw Cricket Club and Wishaw Golf Club, as well as a public house at the Cock Inn. Commuter links provide ease of access to surrounding towns and city centres via both the M42 and M6 toll. Benefitting from the provision of PVC double glazing and oil fired central heating (both where specified), the sophisticated and incredibly spacious home offers scope for further conversion, modernisation and redevelopment (stpp), with internal accommodation currently briefly comprising: Porch, deep and welcoming entrance hall, obscure glazed doors open to a drawing room, dual aspect family lounge having inglenook fire place, a substantial, fitted breakfast kitchen with access to a dining room, and imposing utility. Solid doors lead to a guests cloakroom/WC and boot room. To the first floor, four double bedrooms are available with the master flaunting a walk-in wardrobe/dressing area and a fully comprehensive en-suite bathroom, all other bedrooms are serviced by a further, fully comprehensive family bathroom. Externally, a multivehicular tarmac drive leads to the accommodation having possibility for an in and out entrance, an electric vehicle charging point is available with gates opening to a side, gravelled paddock area. To the rear, paving advances from kitchen, utility and lounge and leads to well manicured lawns, a variety of established trees, bushes and shrubs privatise the property's perimeter with access also being given to a converted garage offering kitchenette and toilet.

Retaining many original and traditional features throughout the accommodation, the home is adorned with large, glazed elements and promotes light conclusively. Captivating views and unhindered aspects to fore, rear and sides, the heart of the home offers unmistakable opportunity to take full advantage of countryside living.

Intimate friend and family gatherings are presented with the possibility for outdoor/indoor recreation and entertainment, made available via bifolding doors in the expansive kitchen and patio doors from dual aspect lounge.



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Set back from the road behind a multi vehicular tarmac drive with mature shrubs, bushes and trees lining the perimeter, access is gained into the accommodation via a PVC double glazed double door with windows to side and over, into:

PORCH: Space for storage, electric underfloor heating, obscure glazed wooden doors open into:

ENTRANCE HALL: Obscure glazed internal wooden doors give access to drawing room, a dual-aspect family lounge and fitted breakfast kitchen, solid door to guest cloakroom / WC, understairs storage cupboard, electric underfloor heating, radiator, stairs off to first floor.

FAMILY LOUNGE: 20'6 x 14'0: PVC double glazed windows to fore having patio doors leading to rear garden, an inglenook fireplace having recess for fully fitted wood burner set upon a tiled hearth having wooden mantel beam surround, radiator, obscure glazed door leads back to entrance hall.

DRAWING ROOM: 13'8 x 11'7: PVC double glazed window to fore, recess for free-standing fireplace set upon a tiled hearth having wooden mantel beam over, radiator, an obscure glazed door leads back to entrance hall.

GUEST CLOAKROOM / WC: PVC double glazed obscure window leads to boot room, suite comprising low level WC and vanity wash hand basin, tiled splashbacks and flooring, a solid door gives access back to entrance hall.

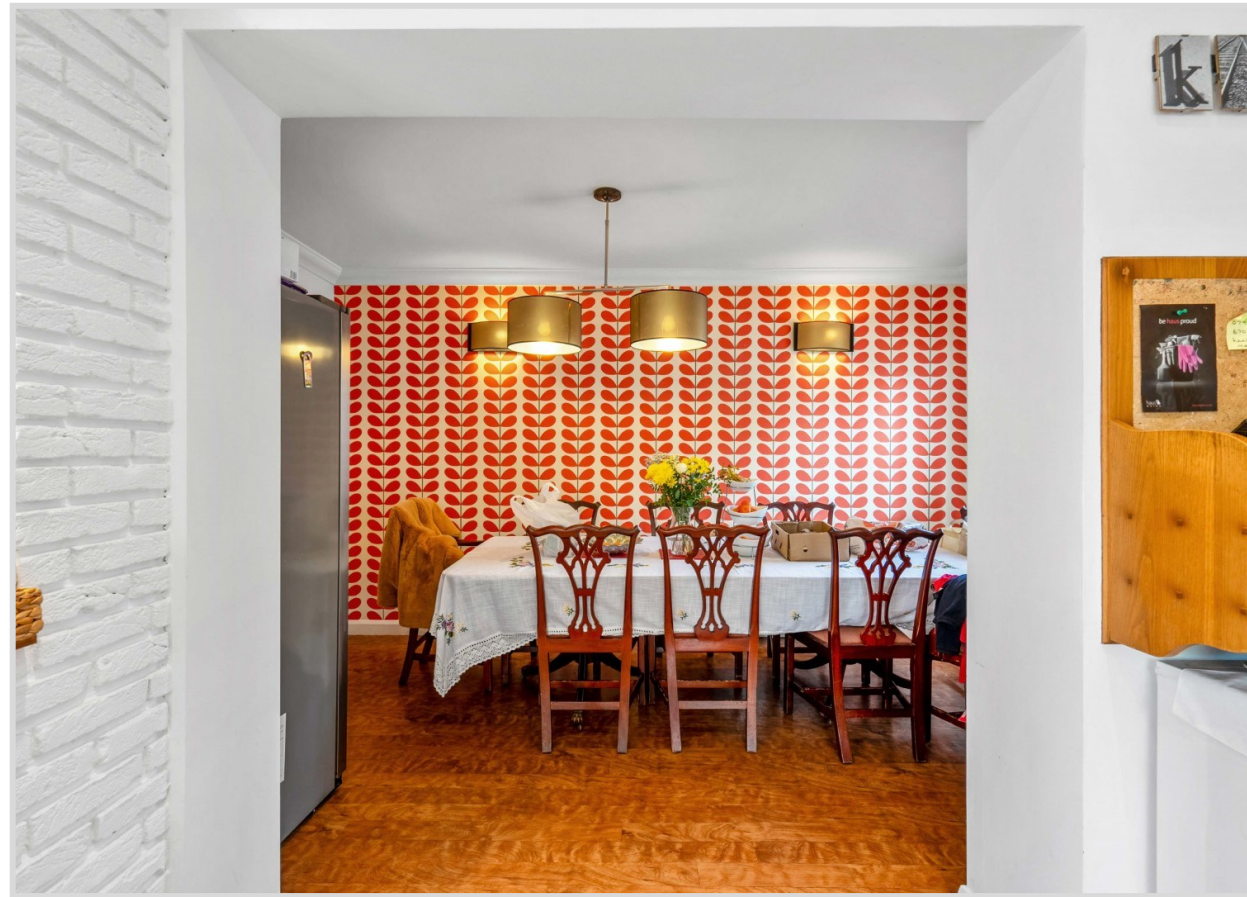
FITTED BREAKFAST KITCHEN: 18'8 x 17'4: PVC double glazed bi-folding doors lead to rear patio, having further PVC double glazed windows overlooking ornamental garden, matching wall and base units with recess for dishwasher and integrated oven having grill over, edged granite work surfaces having four ring electric hob and extractor canopy over, double stainless steel sink drainer unit, recess for free-standing fridge / freezer, designer vertical radiator, tiled splashbacks, recessed downlights, space for stools to a breakfast bar, solid door to boot room and access to dining room, obscure glazed doors open to entrance hall and to utility.

DINING ROOM: 13'7 x 8'1: PVC double glazed window leads to side, space for large dining table, radiator, access is given back to breakfast kitchen.

UTILITY: 14'3 x 6'4: PVC double glazed windows to fore and a PVC double glazed obscure door to rear patio, matching high-gloss wall and base units with recesses for washing machines, dryer and freezer, edged work surfaces having stainless steel sink drainer unit integrated, tiled splashbacks and flooring, obscure glazed door leads back to breakfast kitchen.

BOOT ROOM: 6'2 x 4'5: A PVC double glazed obscure door leads to rear patio and a PVC double glazed obscure window to guest cloakroom / WC, solid door gives access to fitted breakfast kitchen.

STAIRS & LANDING: PVC double glazed windows to rear garden, solid doors open to four bedrooms and a family bathroom, loft and storage cupboard access, radiator.



TENURE: We have been informed by the vendor that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





BEDROOM ONE: 19'4 x 9'3: PVC double glazed dual-aspect windows to side and to rear garden, radiator, solid doors lead to stairs and landing, ensuite fully comprehensive bathroom and walk-in, radiator.

ENSUITE FULLY COMPREHENSIVE BATHROOM: PVC double glazed obscure windows to side, suite comprising step-in shower cubicle having glazed sliding splash screen door to side, bath, low level WC and floating wash hand basin with under-lights, tiled and panelled splashbacks, ladder style radiator, electric underfloor heating, solid door back to bedroom.

WALK-IN: 7'9 x 7'6: PVC double glazed windows to rear garden, space for clothes storage to all sides, radiator, solid door back to bedroom one.

BEDROOM TWO: 15'9 x 11'8: PVC double glazed windows to fore and to rear, radiator, space for double bed and complimenting bedroom suite, solid door back to landing.

BEDROOM THREE: 14'2 x 11'6: PVC double glazed windows to fore, radiator, space for double bed and complimenting bedroom suite, solid door back to landing.

BEDROOM FOUR: 14'1 x 8'4: PVC double glazed window to side, space for double bed and complimenting bedroom suite, radiator, solid door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to fore, suite comprising corner shower cubicle having curved sliding double splash screen doors, bath, low level WC and floating wash hand basin, ladder style radiator, tiled splashbacks and flooring, solid door back to landing.

REAR GARDEN: Paved patio leads from bi-folding doors out of kitchen, door from boot room and double doors from lounge and gives access to well-maintained and manicured lawns, a variety of shrubs, bushes and trees line the perimeters and privatise the accommodation with access to a variety of surfaces including gravel, a PVC door opens from garden into:

CONVERTED GARAGE: 15'5 x 9'1: PVC double glazed windows to garden, kitchenette space having cupboards below and over, edged work surfaces with stainless steel sink drainer unit, doors lead into a toilet and further space.

BEDROOM / OFFICE SPACE: 17'6 x 11'3: PVC double glazed windows to garden, and a glazed window looks back to lounge area.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 42 E | |
| 21-38 | F | | |
| 1-20 | G | | |



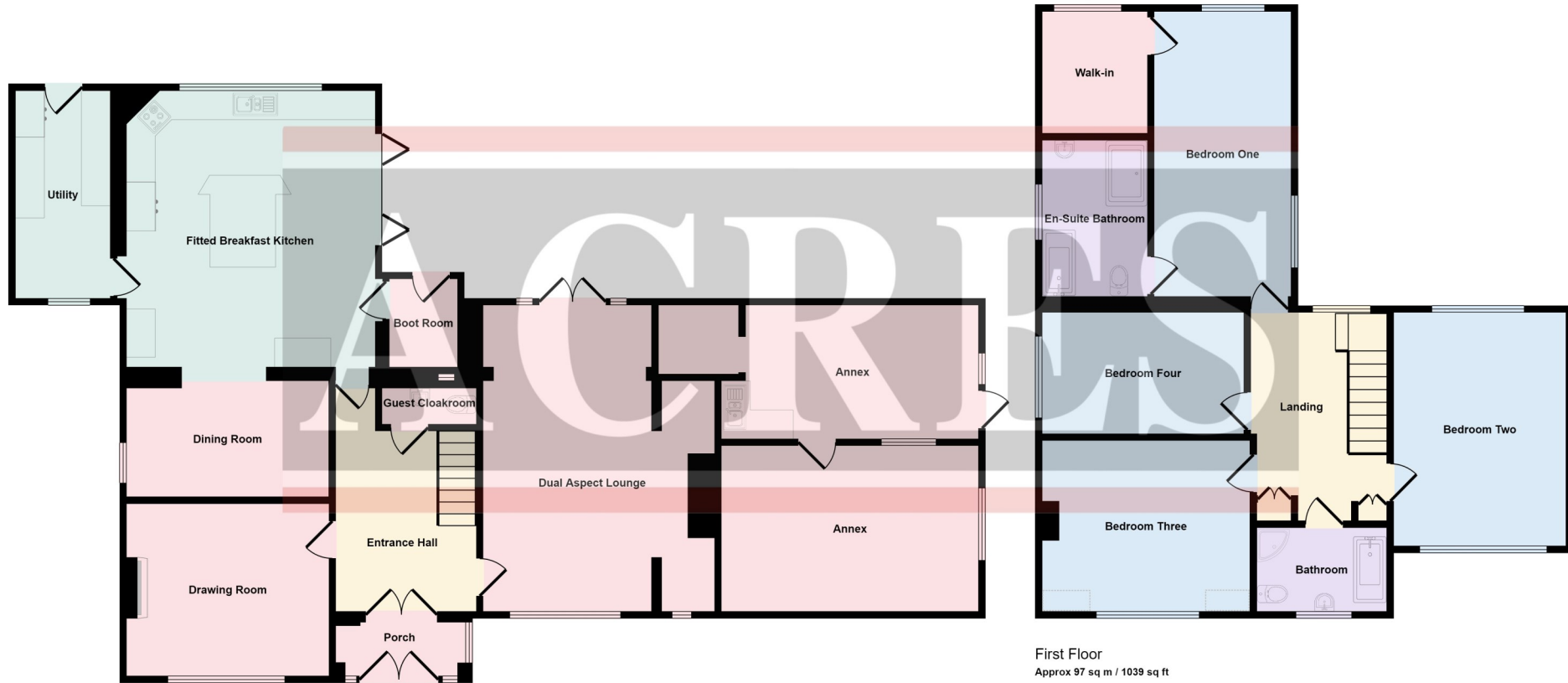
Council Tax Band: G



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Approx Gross Internal Area
254 sq m / 2739 sq ft



Ground Floor
Approx 158 sq m / 1700 sq ft

☐ Denotes head height below 1.5m

First Floor
Approx 97 sq m / 1039 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.