



26 Brownshore Lane, Essington

THOMAS HARVEY
ESTATE AGENTS

An Individually Designed Four Bedroom Two Bathroom Detached House. Built To A Bespoke Plan Approx. 30years Ago & Occupying A Prominent Position In This Popular South Staffordshire Village!

26 Brownshore Lane, Essington, Wolverhampton, WV11 2AL

Asking Price: £375,000

Tenure: Freehold

Council Tax: Band D – South Staffordshire

EPC Rating: D (67) No: 0370-2521-1510-2505-6481

Total Floor Area: 1270.5sq feet (118.0sq metres) Approx.

Services: We are informed by the Vendors that all main services are installed

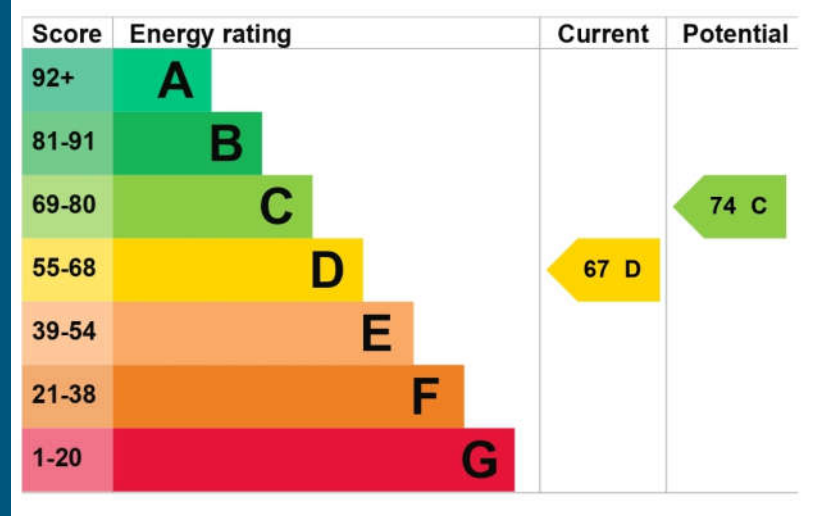
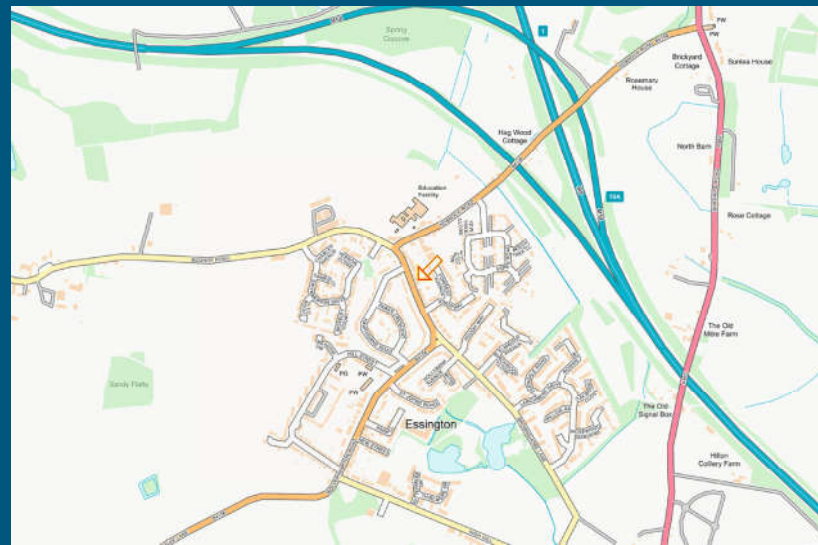
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

Mobile: Ofcom checker shows two of four main providers have good coverage indoor and all four have good coverage outdoor.

Occupying a delightful & prominent semi-rural location in the popular South Staffordshire Village known as Essington, this unique detached house has been individually designed by the present owners to create a very well presented family home, a first class example of its type!

Offering a rare opportunity to acquire an exceptional property in such a splendid setting and placed onto the market for the first time in over 30years, this bespoke property incorporates a host of attractive features throughout and designed to utilise the maximum space. Very well maintained in recent years and neatly decorated throughout, the interior measures at a generous floor area of 1,270.5sq feet approx. Having the benefit of gas central heating & double glazing, the accommodation includes entrance hall with stairs to first floor, a through 28ft living room with dining area and breakfast kitchen fitted with a traditional wooden suite. Adjacent is a useful utility/ rear lobby with guest fitted cloakroom. On the first floor, the landing leads to four bedrooms with three double sizes, a master ensuite shower room and a well-appointed family bathroom. At the front of the house is a block paved driveway providing ample off road parking and leads to the integrated garage with remote controlled shutter door. A special feature of No 26 is the sympathetically landscaped rear garden which not only enjoys a private and east facing aspect but provides a most pleasant setting.

Although enjoying a semi-rural position, the property is also convenient for the majority of amenities including St Johns Primary Academy, a number of shops, St Johns Church, parks & nature walks and Sports Clubs including Willenhall Rugby Union FC together with Essington Rugby & Football Club. Brownshore Lane is also convenient for travelling to Wolverhampton City Centre & Stafford and the highly exposed i54 business Park. The motorway network is accessible nearby with Junction 1 of the M54 providing links to the entire motorway network. With viewing highly recommended to appreciate this superb property, the accommodation further comprises:



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Entrance Hall: PVC double glazed opaque door with matching side window, radiator, coved ceiling, laminate flooring and open staircase to first floor.

Through Living Room With Dining Area: 27'8" (8.50m) x 10'1" (3.08m max)

Marble style fireplace & hearth with gas coal fire & wood surround, two radiators, coved ceiling, double glazed bow window to front and matching French doors to rear garden.

Breakfast Kitchen: 10'2" (3.10m) x 10'1" (3.07m)

Fitted with a matching suite of traditional wooden units comprising a range of base cupboards, drawers & coved suspended wall cupboards, laminate worktops with breakfast bar, built in Bosch electric oven, 4-ring gas hob with extractor hood over, radiator, part tiled walls, coved ceiling, tiled flooring and double glazed window to rear.

Utility: 6'11" (2.10m) x 4'10" (1.47m)

Fitted with units to match the kitchen including base cupboard & suspended wall cupboards, full length worktop with stainless steel single drainer sink unit, plumbing & recess for both washing machine & tumble dryer, radiator, coved ceiling, tiled flooring and composite double glazed opaque door to rear garden. **Fitted Cloakroom:** Low level WC, radiator, coved ceiling, extractor fan and tiled flooring.

First Floor Landing: Built in airing cupboard housing the Valliant gas fired central heating boiler, coved ceiling and loft hatch.

Bedroom One: 15'11" (4.85m) x 10'2" (3.09m)

Radiator, coved ceiling and double glazed window to front.

Ensuite Shower Room: 10'3" (3.12m) x 5'7" (1.69m)

Fitted with a traditional coloured suite comprising shower enclosure with shower spray, pedestal wash hand basin, low level WC, chrome heated towel rail, part tiled walls, coved ceiling, extractor fan, laminate effect vinyl flooring and double glazed opaque window to front.

Bedroom Two: 13'8" (4.16m) x 8'5" (2.56m)

Radiator, coved ceiling and double glazed window to front.

Bedroom Three: 9'10" (3.00m) x 9'9" (2.98m)

Radiator, coved ceiling and double glazed window to rear.

Bedroom Four: 7'7" (2.31m) x 6'7" (2.00m)

Radiator, coved ceiling and double glazed window to rear.

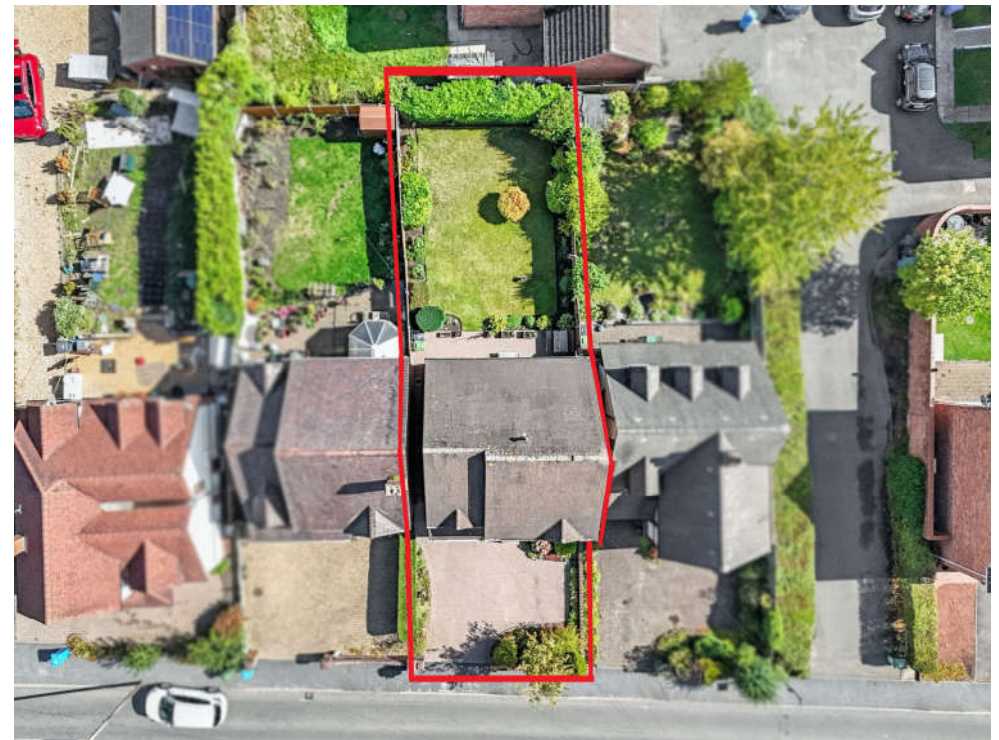
Bathroom: 10'2" (3.10m) x 7'5" (2.27m)

Fitted with a traditional coloured suite comprising shower enclosure with wall mounted electric shower, panelled bath, low level WC, pedestal wash hand basin, radiator, part tiled walls, coved ceiling, extractor fan, laminate effect vinyl flooring and double glazed opaque window to rear.

Garage: 18'3" (5.57m) x 9'1" (2.76m)

Remote controlled automatic roller shutter door, power, lighting and side exterior door.

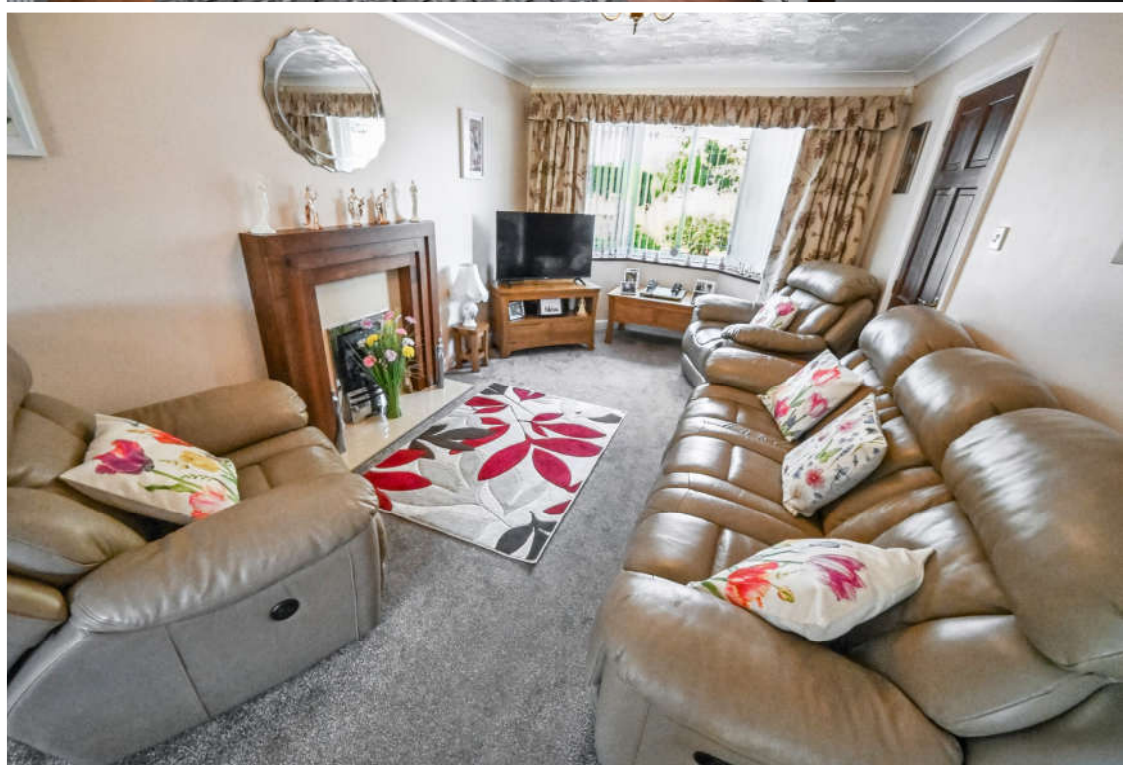
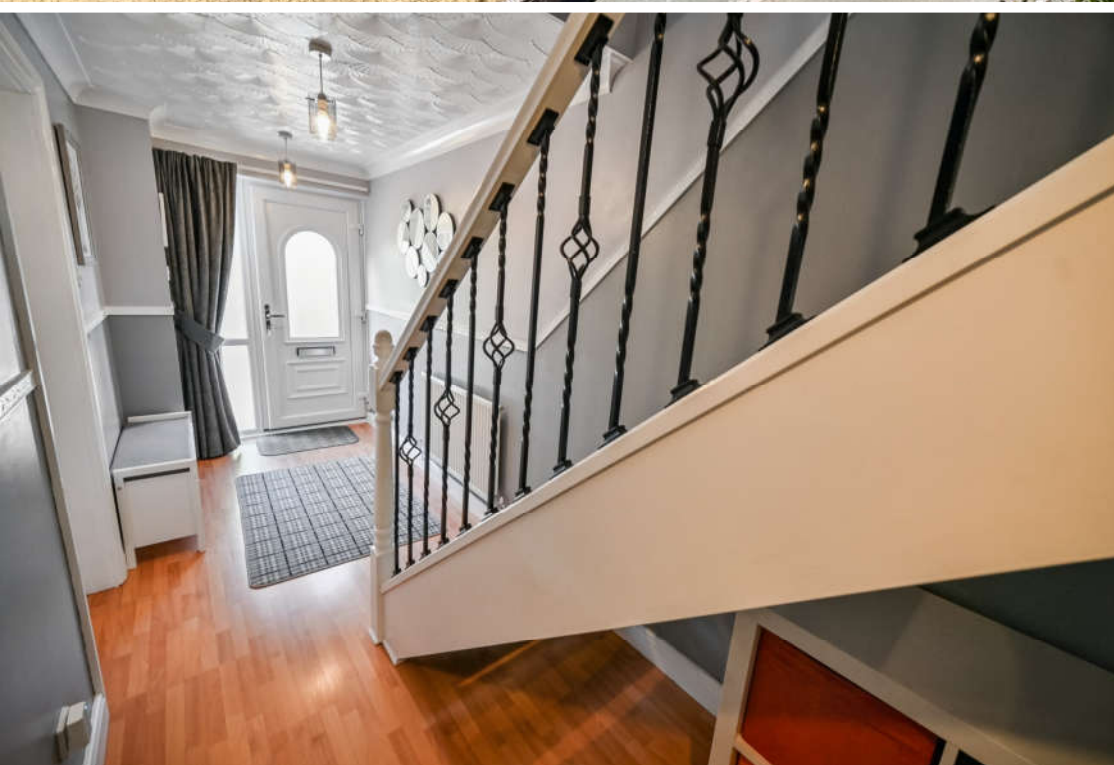
Rear Garden: Enjoying an east facing aspect and designed to maintain the maximum privacy, the neatly landscaped garden includes a full width block paved patio, shaped centre lawn with flowering borders, a variety of shrubs & trees, surrounding fencing & hedging, exterior lighting and gated side entry.







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.







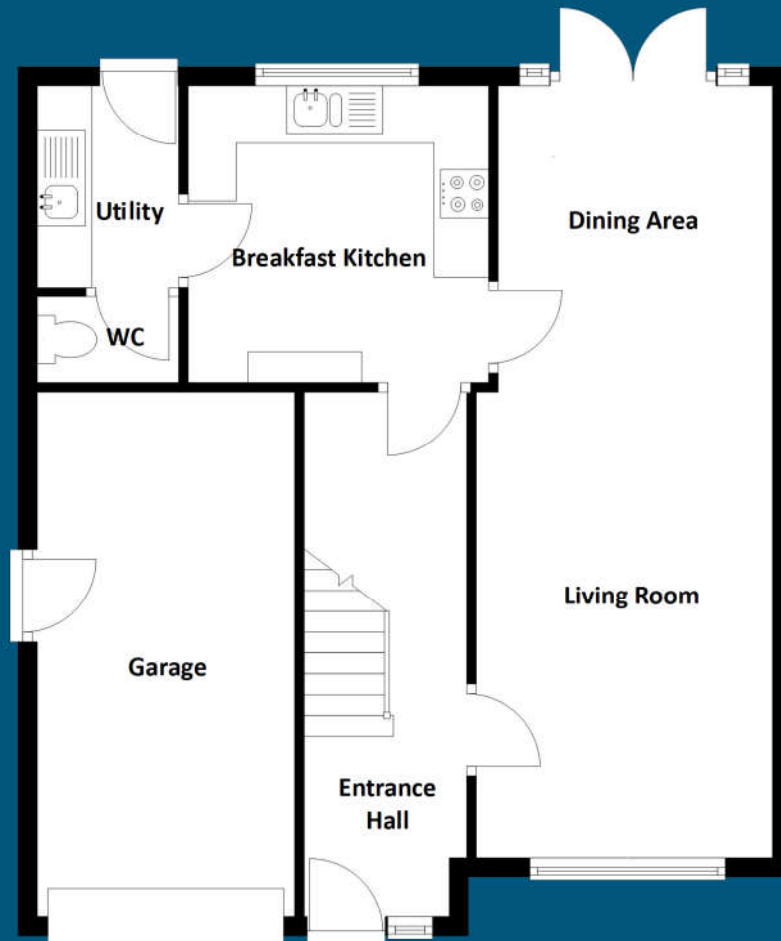






Ground Floor

Approx. 636.6sq feet (59.1sq metres)



First Floor

Approx. 634.0sq feet (58.9sq metres)



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Total Floor Area: Approx. 1,270.5sq feet (118.0sq metres)

Floorplans: Internal floor areas are approximate for general guidance only –

Not to scale position & size of doors, windows, appliances and other features are approximate

PROPERTY MISDESCRIPTION ACT 1991

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. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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