



Walsall Road
Churchbridge

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Lovett&Co. Estate Agents are delighted to offer for sale this contemporary four/five bedroom detached property with stunning rear extension and exquisite high specification finish throughout.

The property offers extensive living and sleeping accommodation throughout and briefly comprises: entrance hallway with original Minton tiled flooring, cosy front sitting room/bedroom, lounge area opening to the beautifully appointed breakfast kitchen with high vaulted ceilings, exposed beams and skylights extending to the family living area with a contemporary Invicta Ove wood burning stove and bi-fold doors to the rear and opening to the recently added orangery dining area with recess fireplace, again with bi-fold doors leading to the rear. There is also a separate utility room.

The sleeping accommodation comprises of three double bedrooms on the ground floor, two of which features dressing areas and brand new en-suite shower rooms. Furthermore there is a new fitted bathroom suite with roll top bath and separate shower. The master bedroom is accessed via the staircase from the main hallway and features its own en-suite shower room as well as lots of eaves storage areas.

Externally there is a front driveway with parking for several vehicles which is set back from the main roadway behind a brick wall border. The stunning private rear garden has a landscaped patio area, further driveway with gated access if needed for extra parking also gaining access to the garage. The rear lawn collects the sun all day long with the extended patio area leading to the large summer house, currently used as a gym but perfect for use as a guest house, home office or further sitting room.

The property is situated in Churchbridge which borders Great Wyrley and Cannock, which offers a wide range of amenities including, good local schooling and shopping facilities. Excellent commuter links are available with the M6 toll road linking the Midlands motorway network, A34, A5 and Landywood Railway providing commuter rail services to Birmingham New Street being just a few minutes away.

RECEPTION HALL:

Entrance door accessed from the canopy porch, original Minton tiled flooring leading to the oak flooring to the rear, bespoke wooden staircase, ceiling light points, radiators, doors to the three bedrooms, bathroom, front sitting room and lounge.

FRONT SITTING ROOM/FIFTH BEDROOM:

13' 0" x 11' 10" (3.95m x 3.60m)

Feature fireplace with fitted electric fire, wooden panelled wall, luxury vinyl flooring, TV aerial sockets, ceiling light points, radiator, window to the side and bay window to the front.

LOUNGE:

13' 0" x 1345' 2" (3.95m x 410m)

Feature fireplace with fitted electric fire, engineered oak flooring, ceiling light points, coving, two archways leading into the kitchen and breakfast areas.

OPEN PLAN LIVING AREA AND KITCHEN:

18' 1" x 35' 1" max (5.51m x 10.70m)

Stunning vaulted high ceilings with skylights, exposed beams, incorporating the living area and kitchen with access to the orangery and utility room.

BREAKFAST KITCHEN:

Range of matching high spec wall and base units incorporating cabinets, drawers and Corian work surfaces plus breakfast bar, inset bowl sink and drainer with mono tap, integrated hot point appliances including: twin single ovens and 5 ring gas hob with extractor hood, further integrated microwave and coffee machine, as well as a Baumatic integrated dishwasher, tiled flooring, light points and ceiling up-lighters, window to the side and open plan to the rear living area.

LIVING AREA:

Full height windows into the pitched roof with bi-fold doors opening onto the rear garden, stunning focal fireplace with a Invicta Ove wood burning stove and exposed flue, engineered oak flooring, wall mounted TV point, ceiling lights and opening to the rear orangery dining area.

ORANGERY DINING AREA:

19' 9" x 11' 4" (6.03m x 3.46m)

Glass sectioned roof with plastered surround, herringbone oak flooring, feature recess fireplace, ceiling light, wall light points, Bi-fold doors accessing the rear patio area.

UTILITY:

Matching modern fitted wall and base units with cabinets and work surfaces, space for a washing machine and dryer, oak flooring, recess spot lights, housing the BAXI boiler, and access to a good sized loft space.

FIRST FLOOR MASTER BEDROOM:

15' 5" x 17' 7" max (4.69m x 5.37m)

Pitched ceiling into the roof space, oak flooring, light point, lots of eaves storage wardrobes, velux windows to the front and rear, door to the en-suite.

EN-SUITE SHOWER ROOM:

Modern fitted suite comprising: walk in shower cubicle, vanity unit with built in low level WC, wash hand basin and cabinets, velux skylight, opening to a large eaves storage area plus sliding doors to a further storage wardrobe.





BEDROOM TWO:

12' 9" x 12' 10" (3.89m x 3.92m)

Ample space for a range of wardrobes and dressing unit, oak flooring, radiator, light point, windows to the front, opening to the dressing/study area with door into the en-suite shower room.

EN-SUITE SHOWER ROOM:

Brand new fitted suite comprising shower cubicle, cabinet was hand basin, low level WC, wall tiling, recess spot lights, heated chrome towel rail and ceiling skylight.

BEDROOM THREE:

10' 11" x 12' 6" (3.33m x 3.80m)

Ample space for a range of wardrobes and dressing unit, oak flooring, radiator, light point, window to the side, opening to the dressing/study area with door into the en-suite shower room.

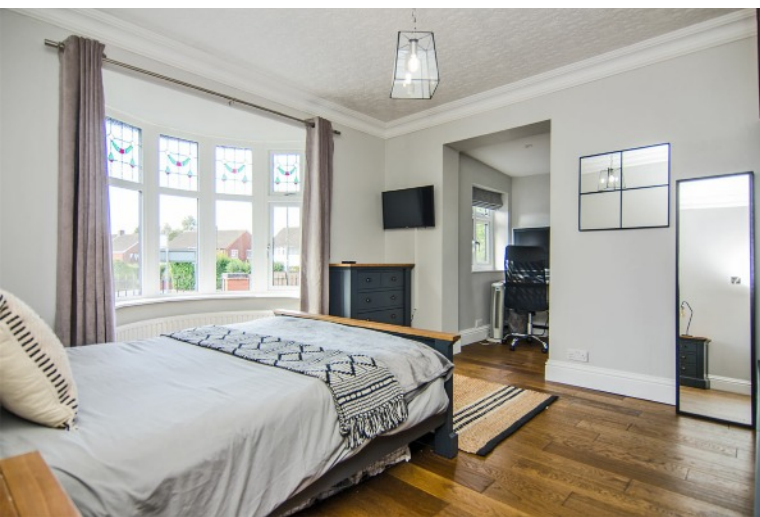
EN-SUITE SHOWER ROOM:

Brand new fitted suite comprising shower cubicle, cabinet was hand basin, low level WC, wall tiling, recess spot lights, heated chrome towel rail and ceiling skylight.

BEDROOM FOUR:

17' 5" x 9' 10" (5.30m x 3.00m)

Oak flooring, ceiling lights points, radiator, two windows to the rear.



STUNNING FAMILY BATHROOM:

Wonderfully appointed white suite comprising: roll top bath with chrome taps and shower attachment, separate walk in shower cubicle, cabinet wash hand basin with a low level W/C, wall tiling and window to the rear.

EXTERNALLY:

At the front is a paved driveway set back from the main road with a brick wall border to the front for extra privacy. The driveway can fit several vehicles for parking plus there is further parking to the rear if need, The landscape private rear garden feature parties perfect for entertaining, large lawn great for families and pets, gated and paved driveway leading to the detached garage, rear lawn area with doors to the summer house currently used as a gymnasium but perfect for use as a home home. The summer house has full electric as well as insulation making perfect for use all year round.

SUMMER HOUSE/GYMNASIUM:

5.41m x 3.71m (17'9" x 12'2")

Fully insulated with electric, light points and heating. Perfect for use as a gym, home office or guest house.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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