



Commonside
Walsall Wood/Brownhills

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Lovett&Co. Estate Agents are pleased to offer for sale this unique and immaculately presented four/five bedroom dormer style house set on a substantial plot with a large south facing rear garden, large garage/potential annexe and driveway with ample parking.

The property has undergone refurbishment as well as reconfiguration in the past few years, now featuring an impressive high-spec open-plan kitchen-diner that includes bi-folding doors leading to a beautifully designed new lounge, providing the option of a full open-plan layout. There is also a new high spec utility, convenient ground floor bedroom and study/sitting room which could potentially be used as a fifth bedroom, delightful conservatory and a large inviting reception hallway. Upstairs you'll find three bedrooms with dressing room to the master, landing area and new stunning high spec fitted bathroom and shower cubicle situated in an adjoining room.

Other benefits include re-plastering in ground floor bedroom and study/sitting room, new log burner in lounge, new windows at the front as well as new flooring and re-decorated throughout.

It is situated between Walsall Wood/Brownhills with the property ideally located for access into Walsall, Cannock, Lichfield City, Sutton and Alridge Town centres, all offering an abundance of amenities, with the benefit of Brownhills High Street also being within walking distance. There are excellent local schools nearby for both primary and secondary pupils, as well as leisure facilities and nature reserve. Commuter benefits include the A38, A5 gaining access to the midlands Motorway network as well as the Chester Road leading directly into Birmingham.

RECEPTION HALL:

Composite front entrance door, carpeted flooring, ceiling light point, radiator, stairs to first floor accommodation and doors to dining room, bedroom, study/sitting room and kitchen.

STUDY/SITTING ROOM:

3.60m x 3.30m
Carpeted flooring, ceiling light points, radiator, feature fireplace with fitted electric fire, window to side and front.

BEDROOM FOUR:

3.60m x 3.30m
Carpeted flooring, ceiling light points, radiator and window to front.

KITCHEN-DINER:

7.37m x 3.35m
Extensive range of matching wall and base units incorporating display cabinets, cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor fan, integrated fridge-freezer, integrated dishwasher and wine cooler, LVT flooring, recessed spot lights, breakfast bar, dining area with space for table and chairs, window to both sides and bi-folding doors to lounge.

UTILITY:

1.63m x 3.81m
Base units, work surface, space and plumbing for washing machine and dryer, LVT flooring, recessed spot lights and French doors to the rear garden.

LOUNGE:

5.63m x 3.81m
Feature Inglenook fireplace with fitted log burner, carpeted flooring, ceiling light point, radiator, French doors to conservatory and door to utility.

CONSERVATORY:

5.00m x 2.67m
Sloping roof, air conditioning unit (hot/cold), ceiling light with fan, tiled flooring and French doors to garden.

GUEST W/C:

Suite comprising: w/c, wash hand basin, boiler, carpeted flooring, ceiling light point and window to rear.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, access to loft, two windows to side, doors off to three bedrooms, family bathroom, shower room and large useful storage cupboard.

MASTER BEDROOM:

4.90m x 3.77m
Extensive fitted wardrobes, carpeted flooring, radiator, ceiling light point, access to loft, air conditioning unit, door to dressing room and window to rear.

BEDROOM TWO:

2.35m x 3.30m
Carpeted flooring, ceiling light point, radiator and window to front.





BEDROOM THREE:

2.35m x 3.30m

Carpeted flooring, ceiling light point, radiator and window to front.

FAMILY BATHROOM:

White suite comprising: freestanding bath tub with shower attachment, wall mounted cabinet wash hand basin, w/c, LVT flooring, ceiling light point, radiator and two windows to side.

SHOWER ROOM:

White suite comprising: shower cubicle, heated towel rail and ceiling light point.

EXTERNALLY:

At the front is a tarmac/block paved drive with parking for several vehicles which extends to the side of the property via gated access. The large private rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining with steps up to the conservatory, lawn, various trees, shrubs and flowerbeds, gated rear gravel area with pathway and space for several sheds and green house.



GARAGE:

3.42m x 6.06m

Up and over door, light and electric points, space for appliances, door to side and French doors to workshop.

WORKSHOP:

3.23m x 5.32m

Strip lighting, wash hand basin, electric points, window to rear, door and window to side.

VIEWING:

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

DISCLAIMER:

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