



Merlin Close
Brownhills

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious four bedroom detached family home situated in a secluded and quiet cul-de-sac in a popular residential area.

The property briefly comprises: entrance hallway, modern fitted kitchen, spacious rear lounge, rear dining room/study, garage, landing, family bathroom, plus four large bedrooms with the master having a mezzanine and en-suite as well as an en-suite to the fourth bedroom.

There is a private driveway with parking for at least three cars plus a private rear garden.

Other features include: UPVC double glazing and gas central heating.

It is situated between Brownhills bordering Wallsall Wood, 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:

Carpeted flooring, ceiling light point, useful storage cupboard, stairs to first floor accommodation and doors to dining room and lounge.

KITCHEN:

4.39m x 2.4m (14'5" x 7'10")

Modern kitchen, high gloss units with plenty of storage. Integrated Electric oven, hob with extractor hood. Looking out on to the front of the property with a door giving access to the rear of the property.

LOUNGE:

3.88m x 4.57m (12'9" x 15'0")

Spacious lounge looking out on to the rear of the property with double glazed patio doors and window allowing plenty of light into the room. Fitted radiator on the wall and featured fire place.

DINING ROOM/STUDY:

3.7m x 2.49m (12'2" x 8'2")

Dining area looking onto the rear of the property with a double glazed window.

WC:

1.88m x 0.97m (6'2" x 3'2")

Downstairs W/C located in the hallway.

LANDING:

1.64m x 1.95m (5'5" x 6'5")

Landing with access to family bathroom and bedrooms.

BATHROOM:

Modern suite with bath, low level WC, wash hand basin, tiled flooring and splash backs, radiator and window to the side.

BEDROOM ONE:

3.38m x 3.6m (11'1" x 11'10")

Beautiful presented spacious double bedroom with high ceilings, two double glazed windows letting plenty of light in looking out onto the front of the property, wall fitted radiator.

There is also a stairway leading up-to mezzanine ideal for use as a office area, with storage cupboards, currently being used as a study, also leads to the en-suite with shower, basin and W/C

EN-SUITE:

Suite comprising: shower cubicle, wash hand basin, low level WC and radiator,





BEDROOM TWO:

2.9m x 2.52m (9'6" x 8'3")
Single sized bedroom with double glazed window looking out onto the rear of the property with wall fitted radiator.

BEDROOM THREE:

3.16m x 3.94m (10'4" x 12'11")
Single sized bedroom, Double Glazed window looking out onto the rear of the property with wall fitted radiator.

BEDROOM FOUR:

4.71m x 2.46m (15'5" x 8'1")
Spacious bedroom with en-suite which has shower, basin and W/C. Wall fitted radiator, patio doors that open onto the front of the property.

EN-SUITE:

Suite comprising: shower cubicle, wash hand basin, low level WC and radiator,.



REAR GARDEN:

Featuring a patio area, ideal for entertaining, plus lawn areas with planted and fenced border, as well as gated side access.

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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