

Belvide House Horsebrook, Brewood, Stafford, ST19 9LT

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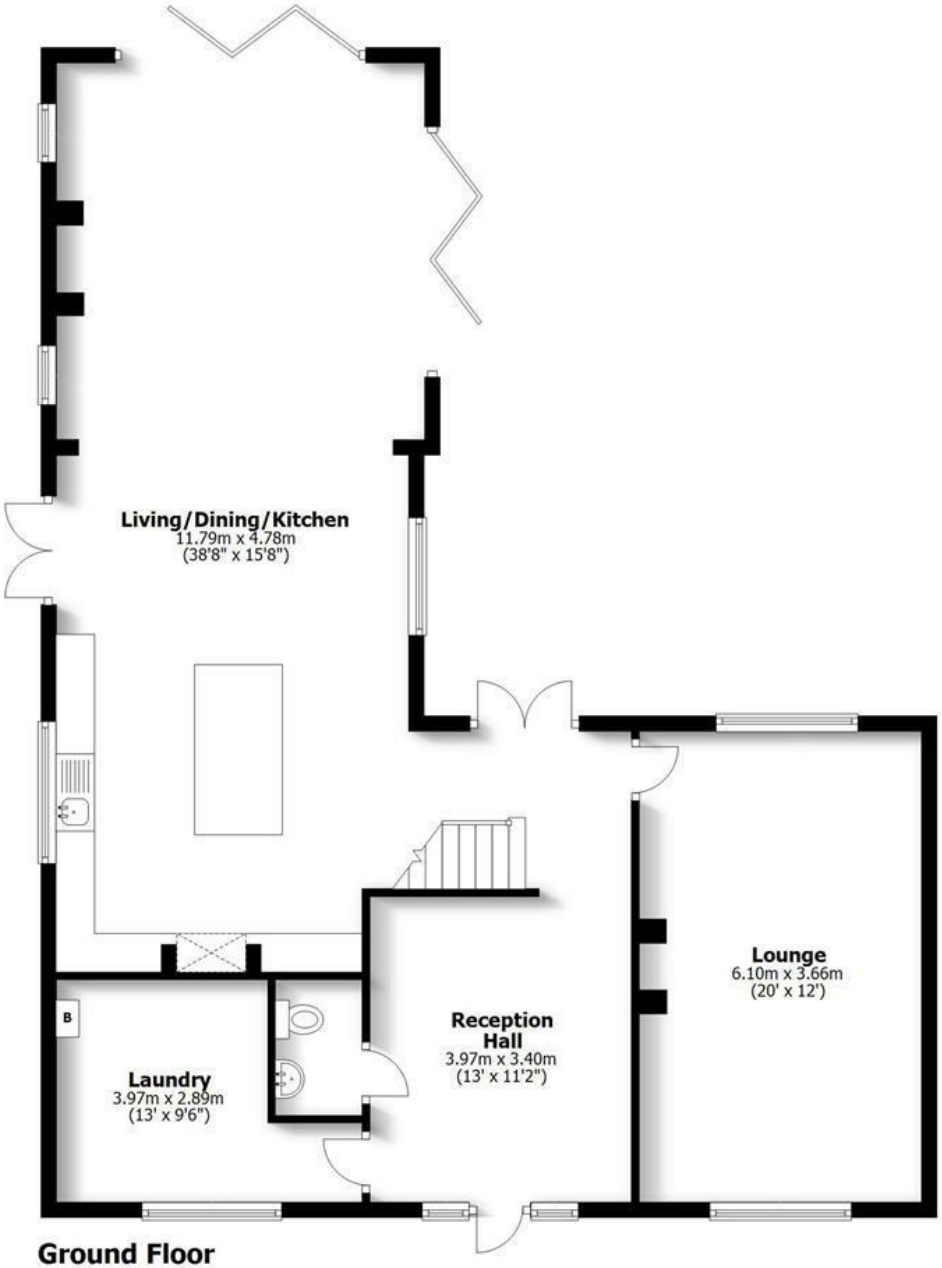
Belvide House Horsebrook, Brewood, Stafford, ST19 9LT

A stunning, contemporary property standing in a highly regarded and sought after address.

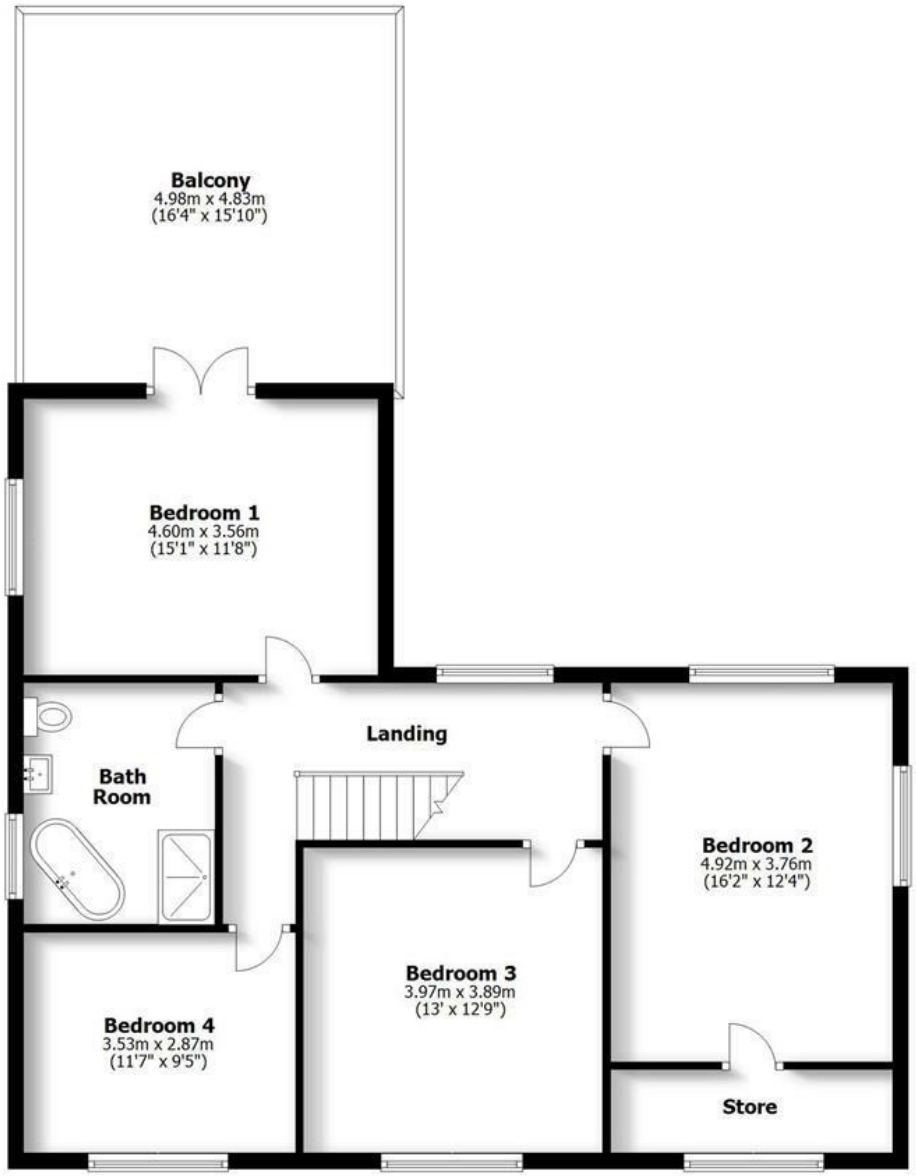
BELVIDE HOUSE
HORSEBROOK LANE, BREWOOD

TOTAL: 195.2sq.m. 2102sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

LOCATION
Horsebrook Lane is a highly regarded address standing on the fringes of Brewood, itself a hugely popular South Staffordshire village which benefits from a comprehensive array of local facilities and excellent schooling for which the village is renowned.

Communications are excellent with rail services running from nearby Codsall station with direct connections to Birmingham and Shrewsbury and the M54 is easily accessible facilitating fast access to Birmingham and beyond.

DESCRIPTION
Belvide House is an impressive, detached home that has been thoughtfully reconfigured by the current owners, offering a well-balanced layout with spacious rooms throughout. The property has stylish interiors and comprises a reception room, a bright, open-plan living/dining/kitchen, along with a laundry and a guest cloakroom on the ground floor. Upstairs, there are four generously sized bedrooms and a modern family bathroom. The property also benefits from a driveway providing ample off-street parking as well as a delightful rear garden enjoying open countryside views.

ACCOMMODATION
The front door opens into a large RECEPTION HALL with integrated ceiling lighting and access to a GUEST CLOAKROOM fitted with a WC and vanity unit with a wash basin and storage cupboards beneath. The LOUNGE is well proportioned with an inset electric log-effect fire with an oak mantle, along with wiring for a recessed wall-mounted TV and double glazed windows to both the front and rear elevations. The OPEN PLAN LIVING/DINING/KITCHEN is finished to a high standard featuring an extensive range of shaker-style wall and base units topped with quartz work surfaces. A coordinating centre island with additional storage and breakfast seating. There is also space for a range-style cooker and integrated appliances such as a fridge, freezer, microwave, dishwasher, and slimline wine cooler, as well as a sink with drainer and double-glazed windows and bifold doors to the side and rear. The living area benefits from a wall recess with space for an electric log-effect fire and wall-mounted TV. A separate door leads into the LAUNDRY with plumbing for a washing machine, space for a tumble dryer, a wall-mounted Worcester Bosch boiler, integrated ceiling lighting, and a double-glazed window to the front elevation.

Stairs with wooden balustrading rise to the first floor LANDING. BEDROOM ONE is a double room in size with double glazed windows to the side elevation and French doors opening onto the rear balcony providing outstanding views of nearby countryside. BEDROOM TWO is also a double room with a double glazed window to the rear and a store with a double glazed front window which has plumbing in place to be converted to an ensuite shower room, subject to drainage being connected. There are TWO FURTHER DOUBLE BEDROOMS with double glazed windows. The FAMILY BATHROOM is beautifully finished with a walk in shower cubicle with rainfall head and a separate hose, a free standing bath, a vanity unit with wash basin and cupboards beneath, a WC, integrated ceiling lights and a double glazed window.

OUTSIDE
The property is set well back from the road, approached via a gravelled DRIVEWAY that provides ample off-street parking for several vehicles and extends around both sides of the house, leading to the REAR GARDEN with a lawn and a gravelled terrace, ideal for outdoor seating and entertaining.

We are informed by the Vendors that mains gas, electric and water are connected and drainage is via a septic tank
COUNCIL TAX BAND G – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard and Superfast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low risk.

Offers Around £975,000 EPC:

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.












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