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estate agents



Quantock Close
Brownhills/Walsall Wood



Lovett&Co. Estate Agents are delighted to offer for sale this superbly presented and spacious five-bedroom detached family home, ideally situated within a quiet and sought-after cul-de-sac on the border of Brownhills and Walsall Wood.

Beautifully maintained and thoughtfully improved by the current owners, this impressive family home offers generous and versatile living accommodation, perfectly suited to growing families, those working from home or buyers seeking additional ground-floor living space.

The well-appointed accommodation briefly comprises: a welcoming entrance hallway, spacious front lounge, stunning modern open-plan kitchen flowing seamlessly into the rear dining area, separate utility room, guest WC and a versatile fifth bedroom on the ground floor, complete with full Building Regulations approval. This additional room could equally serve as a second sitting room, home office or guest bedroom.

To the first floor are four further well-proportioned bedrooms, including the master bedroom with its own modern en-suite shower room, alongside a contemporary family bathroom.

Externally, the property continues to impress, with a generous front driveway providing ample off-road parking. To the rear is a beautifully landscaped and private garden, featuring attractive patio seating areas, ideal for outdoor dining and entertaining, together with a lawn, two useful storage sheds, decorative water feature and outdoor lighting.

The property has benefited from a number of recent improvements, including the installation of a stylish modern fitted kitchen, updated en-suite shower room and a Worcester boiler, fitted approximately three years ago. The rear dining area has also been significantly upgraded with new external cladding and a pitched, insulated and tiled roof, creating a comfortable and inviting space to enjoy throughout the year.

Further benefits include a boarded and insulated loft space, conveniently accessed via a pull-down ladder, providing valuable additional storage.

RECEPTION HALL:

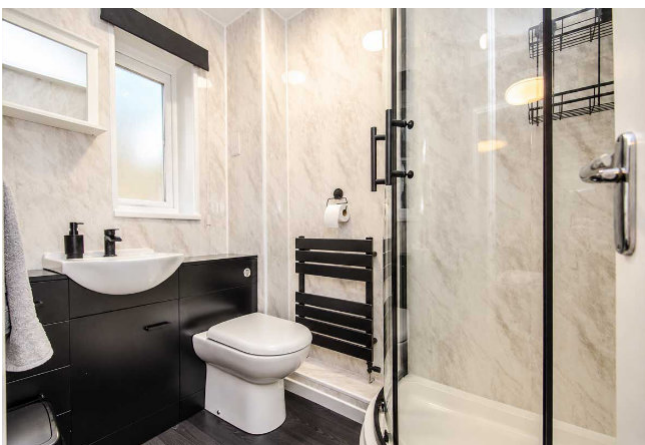
Entrance door, laminate flooring, light point, radiator and further door to the lounge.

LOUNGE:

13' 7" max x 15' 11" into bay (4.14m x 4.85m)

Feature media wall with fireplace, light points, radiators, large bay window to the front, stairs to the first floor, doors to the bedroom and kitchen.





BREAKFAST KITCHEN:

17' 7" x 9' 6" (5.35m x 2.90m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and wooden work surfaces including breakfast bar, inset bowl sink and drainer with mono tap, integrated electric double oven grill plus 4 ring induction hob with extractor fan, space for a fridge-freezer, ceiling light points, radiators, window to the rear, door to the utility and opening to the dining room.

DINING ROOM:

7' 10" x 8' 9" (2.40m x 2.67m)

Recently updated from a conservatory to an all year round dining room, with re-clad outer walls, pitched and insulated ceiling with velux skylights and roof tiling, light point, radiator, window to the rear and French doors to the garden.

UTILITY:

Fitted work top with space and plumbing for a washing machine and dryer, wall mounted Worcester boiler, light point, radiator, door to the rear garden and door to the WC.

WC:

Modern suite comprising: cabinet wash hand basin and low level WC, tiled flooring, radiator, light point and window to the rear.

BEDROOM FIVE:

8' 0" x 16' 4" (2.44m x 4.97m)

Versatile room with full building regs for use as a bedroom, laminate flooring, light point, radiator, window to the front, wall mounted cupboard concealing the electric consumer unit.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to four bedrooms, family bathroom and loft hatch with pull down ladder.

BEDROOM ONE:

10' 4" x 13' 5" (3.15m x 4.08m)

Carpeted flooring, radiator, ceiling light point, window to front and door to the en-suite.

EN-SUITE:

Modern fitted en-suite with walk in shower cubicle, vanity basin with cabinet and low level WC, heated towel rail, light point, extractor and window to the front.

BEDROOM TWO:

8' 8" x 11' 9" (2.65m x 3.59m)

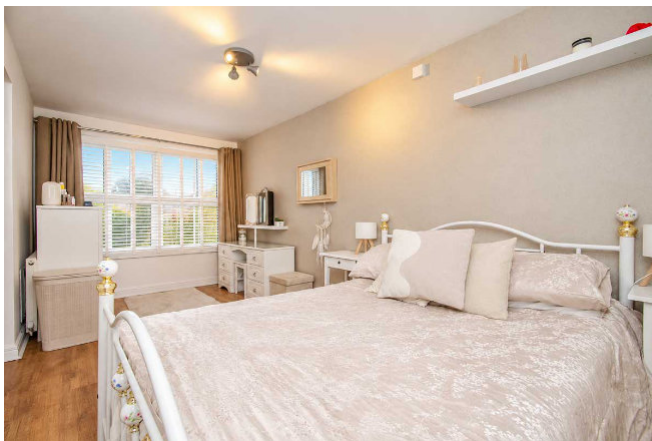
Built in cupboard, carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:

7' 2" x 9' 4" (2.18m x 2.85m)

Carpeted flooring, ceiling light point, radiator and window to the rear.





BEDROOM FOUR:

8' 9" x 8' 6" (2.67m x 2.58m)
Built in cupboard, radiator, light pint, carpeted flooring and window to the rear.

MODERN FAMILY BATHROOM:

White suite comprising: bath with shower over and screen, vanity basin with cabinet, low level WC, wall tiling, tiled flooring, light point, extracto fan and shaving point.

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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DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

