



STEPHENSON BROWNE

**Heathway, Moss Lane,
Brereton Heath**
CW12 4SX



Offers Over £550,000

DESCRIPTION

Situated in a peaceful rural location, this beautifully presented three-bedroom detached dormer bungalow offers spacious and versatile accommodation, ideal for those seeking countryside living without compromising on modern comforts.

The heart of the home is the impressive open-plan kitchen, dining and living area, creating a fantastic space for both everyday family life and entertaining. The kitchen is fitted with a range of wall and base units, integrated dishwasher, washer dryer and fridge freezer, a Neff oven, breakfast bar seating for two, and benefits from two skylights that flood the room with natural light. A charming wood burner adds warmth and character, while there is ample space for a large dining table. The separate living room provides a cosy retreat, complete with a biofuel burner.

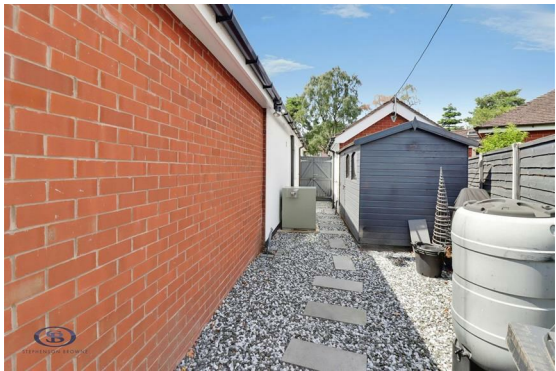
There are three well-proportioned double bedrooms, with the two principal bedrooms benefiting from fitted wardrobes, offering excellent built-in storage. The property is further enhanced by a modern family bathroom upstairs and a convenient ground floor shower room. Oak internal doors and fitted blinds throughout add to the quality finish.

Externally, the property enjoys an extensive south-facing rear garden,



perfect for relaxing or entertaining, while the front offers ample driveway parking leading to a detached garage with an electric roller door and useful loft storage above. A shed and wood store are also included. Additional benefits include Hive smart central heating, a boiler installed just two years ago, and a contemporary Wickes kitchen and shower room, both fitted approximately four years ago.

Combining generous living space, quality finishes and a tranquil countryside setting, this superb home is ready to move straight into and is certain to appeal to a wide range of buyers.



ROOM DESCRIPTIONS

Living Room

17'5" x 11'10"

Biofuel burner.

Kitchen Diner / Living Area

21'5" x 20'4"

A range of wall and base units, integrated dishwasher, washer dryer and fridge freezer. Neff oven. Space for two stools. Two skylights and wood burner in the living area. Space for a large dining table.

Bedroom One

12'11" x 11'10"

Fitted wardrobes.

Bedroom Two

14'2" x 11'10"

Fitted wardrobes.

Bedroom Three

14'4" x 7'7"

Garage

19'8" x 9'4"

Electric roller door. Storage above.

Externally

Shed and wood store included. Boiler 4 years old.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

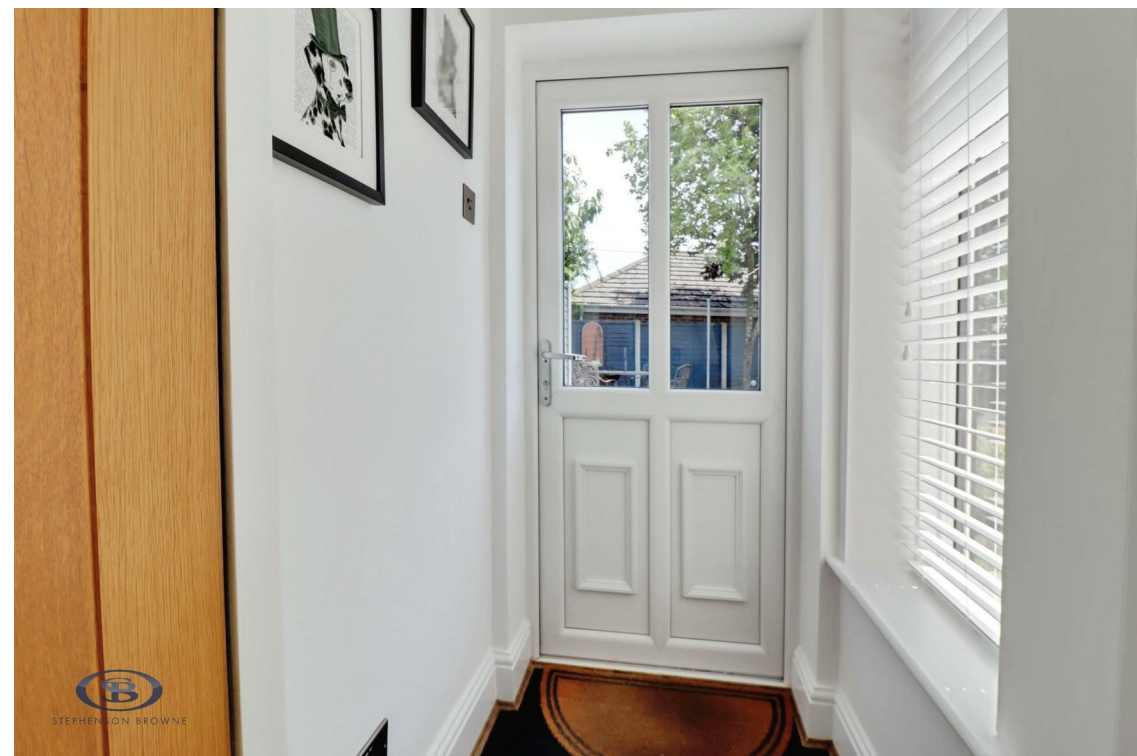
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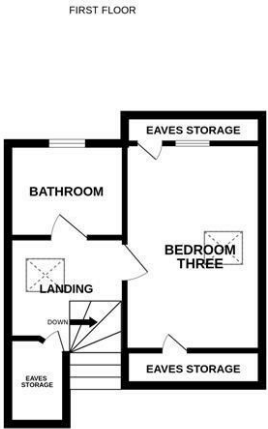
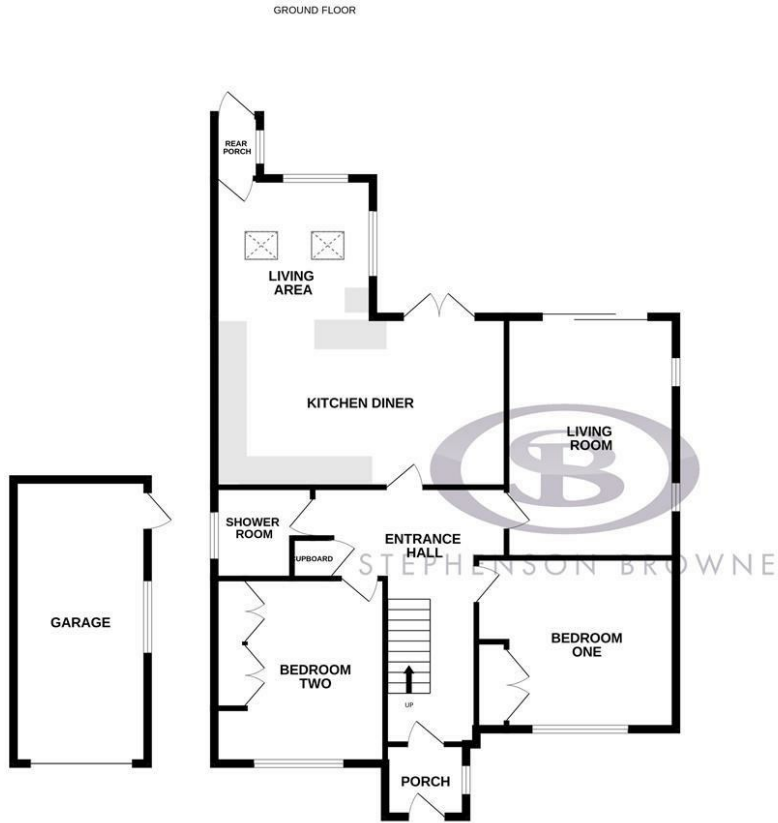


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Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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