



8 Four Ashes Road, Brewood

THOMAS HARVEY
ESTATE AGENTS

A Deceptive & Well Designed Three Bedroom Semi Detached Dormer Bungalow On The Outskirts Of The Popular Village Known As Brewwood!

8 Four Ashes Road, Brewwood, Stafford, ST19 9HX

Asking Price: £350,000

Tenure: Freehold

Council Tax: Band C – South Staffordshire

EPC Rating: D (63) No: 2400-5136-0122-5525-3853

Total Floor Area: 987.9sq feet (91.8sq metres) Approx.

No Upward Chain

Services: We are informed by the Vendors that all main services are installed

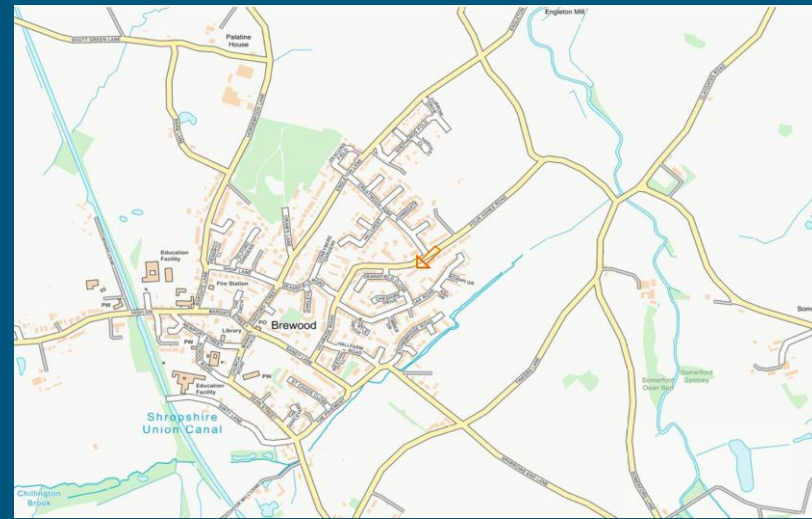
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

Mobile: Ofcom checker shows one of four main providers have good coverage indoor and all four have good coverage outdoor.

Occupying a choice position on the outskirts of the popular South Staffordshire Village known as Brewwood, adjacent to the cricket club and surrounding countryside, this deceptive semi-detached dormer bungalow has been designed to a well-planned interior with interior inspection highly recommended to appreciate the unique layout.

Designed to utilise the maximum space and having the benefit of bedroom accommodation on both levels, the property has been well maintained over the years to create an excellent example of its type! Having the benefit of gas central heating & double glazing, the accommodation includes entrance hall, bathroom, ground floor master bedrooms and 18ft living room overlooking the rear garden. The ground floor also includes a kitchen with dining area at rear, fitted with a traditional wooden suite. From the entrance hall, a staircase leads to the first floor landing with a large storage cupboard housing the gas fired central heating boiler and two double bedrooms. At the front of the bungalow, the driveway provides ample off road parking and leads to the detached garage. This space also offers tremendous potential to convert into further accommodation (Subject To Planning Permission). The rear garden has been neatly landscaped to provide a most pleasant setting whilst maintaining the maximum privacy and enjoys a south facing aspect.

Although enjoying a rural position, Four Ashes Road is within walking distance of the Village Centre, where there are a number of amenities including excellent schooling (St Dominic's Grammar School, St Mary's R.C. School & Brewwood First & Middle Schools), popular restaurants & public houses, Brewwood medical practice and a variety of local shops. Brewwood is also convenient for superb transport links having the A5, A41, A449 and the M54 & M6 motorway including the M6 toll, all within easy reach, ideal for commuting to principal towns & cities. Offered with No Upward Chain, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Entrance Hall: PVC double glazed front door with matching opaque leaded side window, radiator, wall light points, staircase to first floor and double glazed opaque window to side.

Bathroom: 7'5" (2.27m) x 5'6" (1.67m)

Fitted with a traditional white suite comprising panelled bath with shower spray & side screen, low level WC, pedestal wash hand basin, radiator, built in floor to ceiling cupboard, tiled walls and double glazed opaque window to side.

Bedroom One: 11'11" (3.64m) x 10'3" (3.13m)

Radiator, coved ceiling and double glazed leaded window to front.

Living Room: 18'1" (5.51m) x 12ft (3.67m)

Marble style fireplace with gas coal fire, radiator, coved ceiling and double glazed patio doors to rear garden.

Dining Kitchen: 18'3" (5.60m max) x 8ft (2.45m)

Fitted with a traditional suite of wood units comprising a range of base cupboards, drawers & suspended wall cupboards, worktops with circular single drainer sink unit, recess & gas point for cooker with extractor hood over, floor to ceiling built in cupboards, radiator, tiled flooring and double glazed windows to rear with PVC double glazed size door.

First Floor Landing: Built in storage cupboard housing gas fired Worcester central heating boiler and double glazed opaque window to side.

Bedroom Two: 16'4" (4.97m) x 8'6" (2.59m)

Radiator and double glazed window to front.

Bedroom Three: 9'7" (2.93m) x 9'3" (2.83m)

Radiator, floor to ceiling built in double wardrobe and double glazed window to rear.

Garage: 17'2" (5.26m) x 9'8" (2.98m)

'Up & Over' garage door and double glazed window to side. **Rear Garden:** Neatly landscaped to provide a most pleasant outlook with full width paved patio overlooking lawn, a variety of shrubs and trees, garden shed and surrounding fencing.

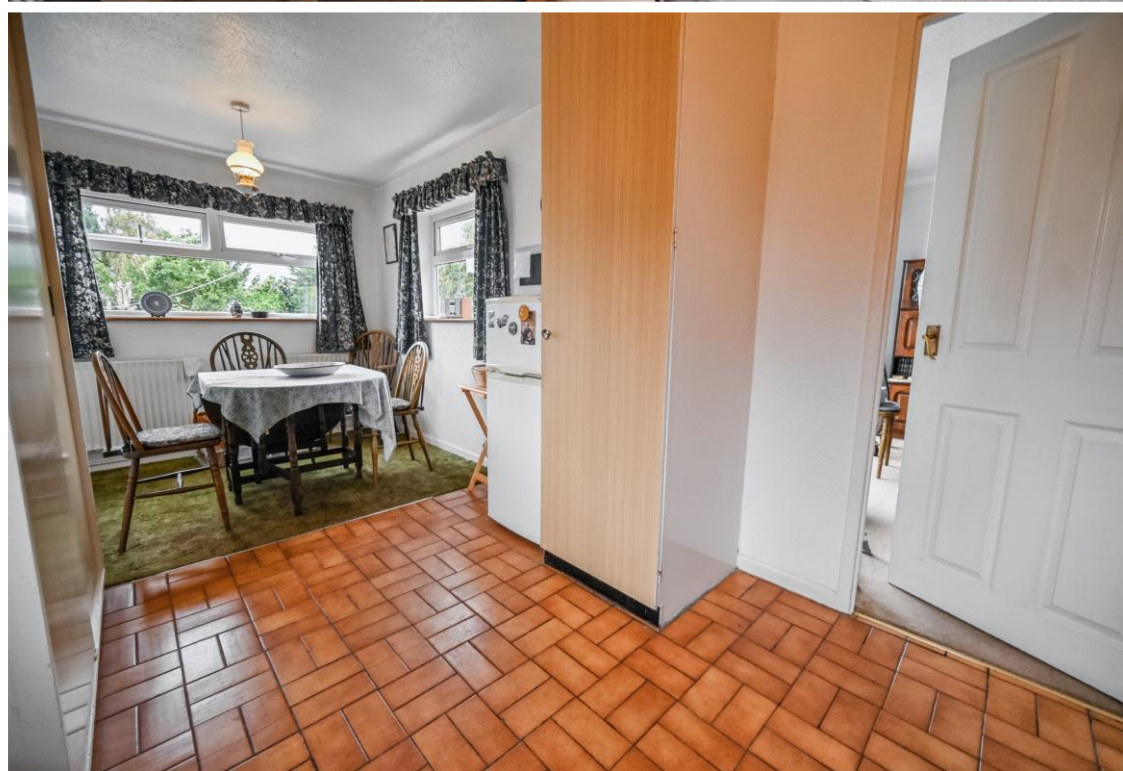
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.





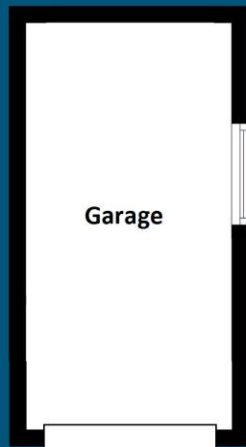




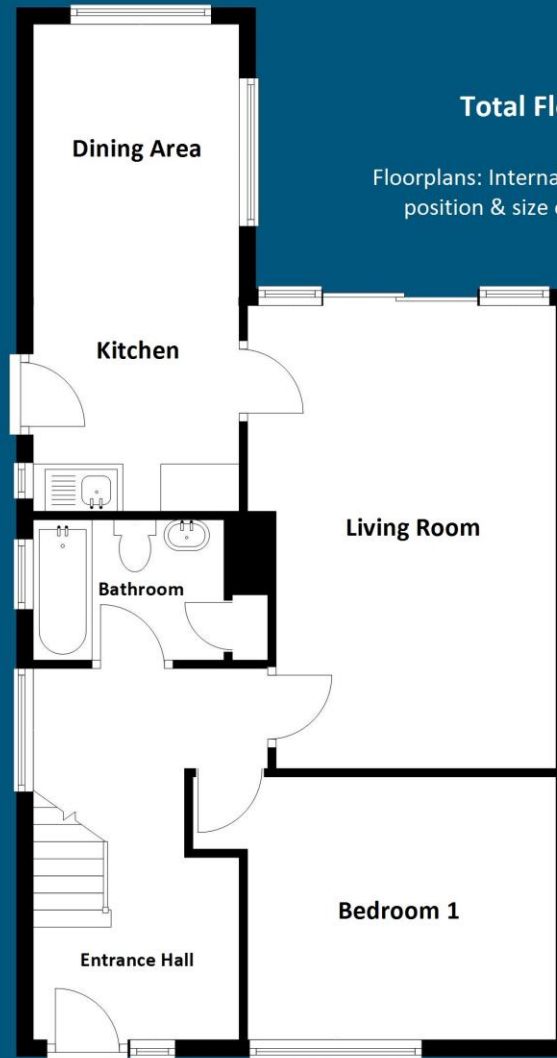








Ground Floor
Approx.: 675.2sq feet
(62.7sq metres)
Not including garage



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Total Floor Area: Approx. 987.9sq feet (91.8sq metres)

Not including garage

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale
position & size of doors, windows, appliances and other features are approximate



First Floor
Approx.: 312.7sq feet (29.0sq metres)

PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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