

for sale
£450,000 Freehold

**Paul
Dubberley**



Curlew Drive, Brownhills, Walsall WS8 6DY

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Property Description

Step inside and be welcomed by a spacious entrance hall. The ground floor boasts two generous reception rooms, alongside a dedicated home office/study, perfect for modern-day remote working.

At the heart of the home lies the spacious kitchen diner, a fantastic social hub designed for cooking, dining, and bringing the family together. Complementing this space is a practical utility room and a convenient downstairs W.C.

To the rear the impressive large conservatory is flooded with natural light and provides an additional reception space to enjoy all year round while overlooking the garden. Patio doors open onto a paved seating area, creating the perfect setting for summer barbecues and outdoor entertaining, whilst the well-maintained lawn offers plenty of room for children to play and families to enjoy.

Upstairs, the property continues to impress with five spacious double bedrooms all benefiting from fitted wardrobe space. Two of the bedrooms enjoy the luxury of their own en-suite shower rooms, while the remaining bedrooms are served by a generous family bathroom, providing ample accommodation for even the largest of families.

Externally, the home benefits from a double integral garage, a driveway providing off-road parking for two vehicles and an attractive front lawn.

With its exceptional proportions, flexible layout, and huge scope for personalisation, this is a rare opportunity to secure a remarkable family home making early viewing highly recommended.

On The First Floor

Hall Way

Giving access to integral garage

Integral Garage

16' 9" x 15' 11" (5.11m x 4.85m)

Living Room

16' 6" x 11' 9" (5.03m x 3.58m)

With French doors through to dining room

Dining Room

14' 2" x 8' 10" (4.32m x 2.69m)

With patio doors to garden

Study

8' 6" x 7' 4" (2.59m x 2.24m)

W/C

Kitchen Diner

16' 6" x 11' 9" (5.03m x 3.58m)

Utility Room

7' 8" x 5' 3" (2.34m x 1.60m)

With door to the side of the property

Conservatory

16' 7" x 11' 5" (5.05m x 3.48m)

Leading out to garden

On The First Floor

Bedroom One

12' 10" x 12' 5" (3.91m x 3.78m)

With fitted wardrobes

En-Suite

With double shower cubicle

Bedroom Two

12' 5" x 9' 2" (3.78m x 2.79m)
With fitted wardrobes

En-Suite

With double shower cubicle

Bedroom Three

12' 1" x 8' 11" (3.68m x 2.72m)
With fitted wardrobes

Bedroom Four

13' x 8' 2" (3.96m x 2.49m)
With fitted wardrobes

Bedroom Five

11' 8" x 8' 10" (3.56m x 2.69m)
With fitted wardrobes

Family Bathroom

8' 10" x 6' 1" (2.69m x 1.85m)
Bath and seperate single shower cubicle

Loft Space

Fully Boarded with pull down ladders and lighting

Outside

Rear Garden

Slabbed seating area and lawn, with access to the front of the proeprty via side gate

Front Garden and Driveway

Space for 2 vehicles and double garage door giving direct access into the garage.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks

Title WM842289 contains benefi cial rights or easements

Here is a summary but a property lawyer can advise further:- The property has the benefi t of rights (legal permissions to use land in a certain way) granted in a 2004 Transfer document.

Midlands Electricity Plc has the right to enter the land to repair, inspect, and maintain power lines and related equipment, provided they cause as little damage as possible & fix any mess they make.

There is a right to be compensated if any mining activity beneath the property causes damage to thesurface.









Ground Floor



First Floor

Total floor area 213.3 m² (2,296 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Paul
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To view this property please contact Paul Dubberley on

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: C Council Tax
Band: E

view this property online PaulDubberley.co.uk/Property/PTI105467

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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