



FOLLOWWELLS

FOLLOWWELLS

14 Hillwood Road, Madeley Heath - CW3 9JY

In Excess of £275,000

- Detached Dormer Style Property
- Popular Semi Rural Location
- Decently Spacious Accommodation with Modern Presentation
- Recent Dining Kitchen Conversion
- Full Depth Living Room
- Large Rear Sun Lounge/Conservatory
- Three Double Bedrooms
- Extended Family Bathroom
- Parking And Low Maintenance Landscaped Garden

A well presented detached property providing deceptively spacious family accommodation with modern presentation throughout. The full depth accommodation to the ground floor includes a modern breakfast kitchen conversion incorporating the previous integral garage. There is a spacious rear living room with access to a large conservatory/sun lounge having further patio doors opening onto a modern low maintenance landscaped rear garden. The first floor provides three well proportioned bedrooms and a large luxury family bathroom which benefits from a previous dormer extension.

The property is situated in a popular semi rural location with the nearby amenities of Madeley village being a short distance away, to include primary and high school, various shops, restaurants, and public houses.

Accommodation: –

Side access to reception hall with store cupboard and cloaks WC. Breakfast kitchen with twin window outlook to the front and incorporating an extensive range of modern base units with integrated dishwasher and wine chiller. Space for freestanding appliances, including cooking range (available under separate negotiation). Matching unit doors open to a large utility store area having power connection, provision for washing facilities and central heating boiler.





Living room with electric fire and Adam style surround, with rearview window and sliding patio door opening to a large full width UPVC conservatory/Sun lounge having further central patio doors opening onto the garden.

A return staircase leads to the first floor, with double store cupboard and skylight on the half landing. There is a further linen store cupboard on the landing area which also has ladder access to a floor boarded loft. There are three good size family bedrooms comprising; rear facing master bedroom with large walk in wardrobe. The wardrobe offers potential conversion into ensuite facilities, (subject to building control), due to its size and position adjacent to the family bathroom. The remaining two family bedrooms are fitted with various bedroom furnishings. The bathroom area has been extended by previous ownership doubling the size to create a large bathroom space finished with large format tiling. It is fitted with a luxury freestanding bath having central feature wall mounted waterfall tap/spray attachment, large walk-in corner shower cubicle with mains power shower/spray, twin circular tabletop vanity wash basin and WC.

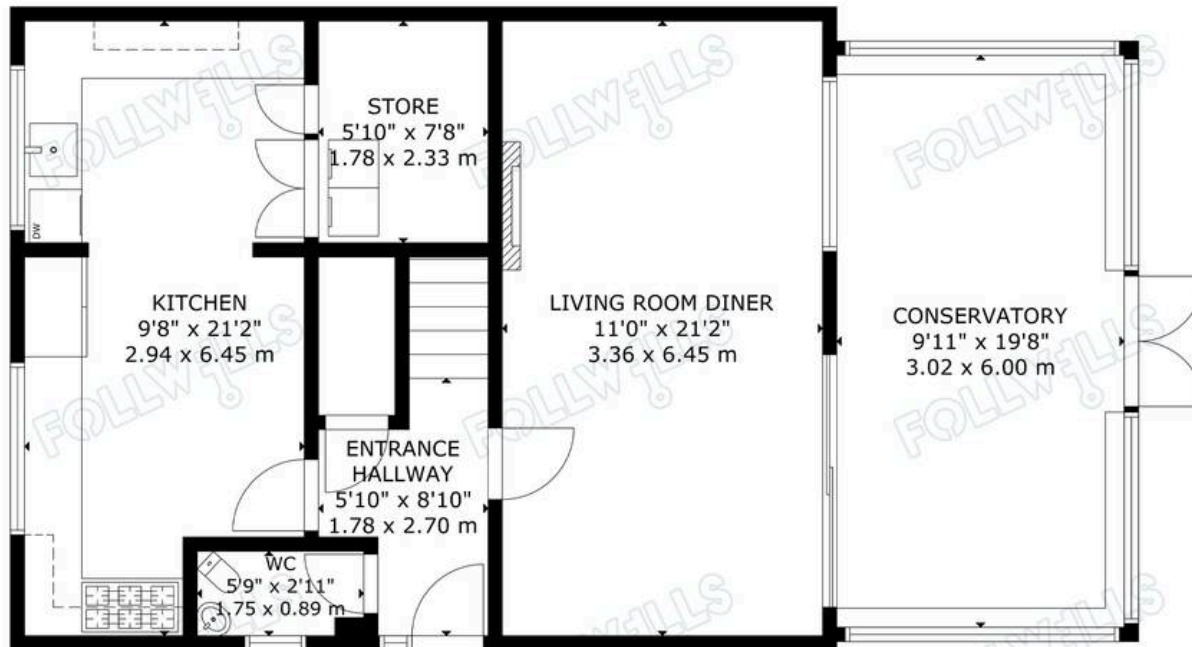


Externally there is parking to the front of the property and paved access to both sides leading to a modern landscape low maintenance rear garden, with patio and steps to artificial lawn area and timber sleeper beds. There is a further sun patio to the rear of the garden and a timber frame summer house/attached store shed.

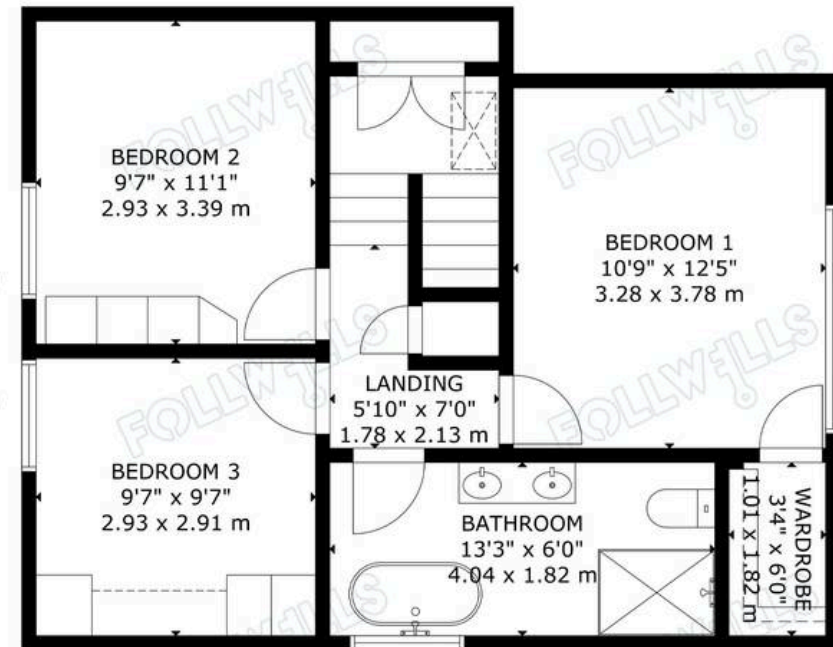
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR



FIRST FLOOR