



12 Crestwood Park, Brewood, Staffordshire, ST19 9JD

BERRIMAN
EATON

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A beautifully presented four bedroomed detached family with generous accommodation and positioned in the highly desirably South Staffordshire village of Brewood.

LOCATION

Crestwood Park is situated on the fringes of Brewood which is a thriving South Staffordshire village with a busy centre and active community. There is an old market square and a comprehensive range of shops catering for everyday needs together with a post office, doctors' surgery, public houses and highly regarded restaurants and extremely popular schools both maintained and fee paying

Communications are excellent with the A5 and A449 corridors being nearby facilitating access to Wolverhampton, Stafford and Telford with both the M6 and M54 being easily accessible providing fast access to the entire industrial West Midlands and beyond.

DESCRIPTION

12 Crestwood Park is a generous family home with an attractive elevation, with off road parking to the front and a delightful rear garden. Internally the property offers spacious accommodation over two storeys with the focal point of the ground floor being the superb open plan living dining kitchen. The property has been well maintained, comprising stylish interiors and quality kitchen and bathroom suites.

ACCOMMODATION

The front door opens into the HALL, featuring herringbone flooring, a generous storage cupboard, integrated ceiling lighting and a glazed door leading into the SITTING ROOM with a fireplace and glazed windows overlooking the front elevation. From the hall a further door opens into the impressive OPEN-PLAN LIVING/DINING/KITCHEN, a superb-sized room fitted with a comprehensive range of contemporary units, complemented by quartz work surfaces and tiled splashbacks. A coordinating central island provides additional storage and breakfast seating, incorporating an integrated hob with extractor above and a recessed power socket. Integrated appliances include double ovens, a slimline wine cooler and dishwasher, together with space for an American-style fridge freezer. There are double glazed roof lights and bifold doors opening onto the rear garden. A door leads through to the UTILITY ROOM, which continues the kitchen's cabinetry, with a sink and drainer, space and plumbing for a washing machine and tumble dryer and internal access to the garage. The GUEST CLOAKROOM is fitted with a WC, wash hand basin set within a vanity unit and a double glazed side window.

Stairs rise to the first floor landing, which features a double glazed rear window and inset ceiling lighting. The PRINCIPAL BEDROOM is a generous double room with double glazed front windows and benefits from a stylish ENSUITE SHOWER ROOM, fitted with a walk-in shower featuring a rainfall shower head and separate hose, twin wash basins set within a vanity unit, a double glazed rear window, inset ceiling lighting and a heated towel rail. BEDROOM TWO is another excellent-sized double room with double glazed front windows and French doors opening onto a Juliette balcony. BEDROOMS THREE AND FOUR are both double rooms with double glazed windows. The BATHROOM is well appointed and comprises a panelled bath with a rainfall shower and a separate hose, a WC, and a vanity unit incorporating a wash basin with useful storage beneath, complemented by inset ceiling lighting.

OUTSIDE

The property has an attractive timber-clad frontage and sits behind a DRIVEWAY providing off-road parking, complemented by an area of shrubbery. The GARAGE offers excellent storage space and benefits from an electric roller shutter door, along with a wall-mounted gas central heating boiler.

Side access leads to the delightful REAR GARDEN, featuring a paved patio ideal for outdoor seating. Steps rise to a shaped lawn bordered by well-stocked beds and mature planting and a useful garden shed.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard, Superfast and Ultrafast broadband are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

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www.berrimaneaton.co.uk

Offers Around
£625,000

EPC: D

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.



Total Area: 214.6 m² ... 2310 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

