



44 Four Ashes Road, Brewood

A Deceptive & Well Designed Four Bedroom Two Bathroom Semi Detached Dormer Bungalow On The Outskirts Of The Popular Village Known As Brewood. With A Internal Inspection Highly Recommended To Appreciate The Extended Unique Layout!

44 Four Ashes Road, Brewood, Stafford, ST19 9HX

Asking Price: £450,000

Tenure: Freehold

Council Tax: Band D – South Staffordshire

EPC Rating: D (67) No: 6100-1699-0222-4120-3563

Total Floor Area: 2,085.2sq feet (193.7sq metres) Approx.

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

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

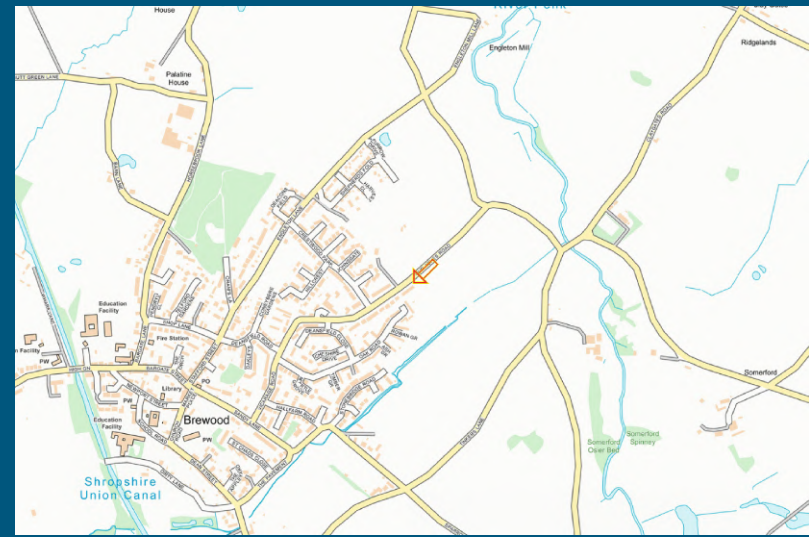
Mobile: Ofcom checker shows one of four main providers have variable coverage indoor and all four have good coverage outdoor.

A beautifully positioned and individually designed semi-detached dormer bungalow, enjoying one of the most desirable settings on the outskirts of the sought-after village of Brewood. Overlooking countryside and set beside the village cricket club, No. 44 offers a wonderfully peaceful backdrop and a unique interior that has been thoughtfully extended and restyled over the years to maximise space and natural light.

With panoramic views across the Cricket Club, this is a home that instantly feels calm and inviting. The well-maintained accommodation is full of quality features and is ideal for buyers seeking a property that is ready to move straight into.

Offering approximately 2,085.2 sq. feet of versatile living space and having the benefit of bedroom & bathroom accommodation on both levels, the layout includes an entrance hall, two double bedrooms to the front, a smart white family bathroom and a charming 20ft L-shaped living room with a full-height rear window framing the garden. The open-plan dining kitchen at the rear creates a superb social space for families and entertaining, complemented by a useful utility room and garage. A sitting room/ home office enhances the flexibility of the ground floor, while a staircase leads to the first-floor landing with two further bedrooms. The impressive master suite features an ensuite shower room, dressing area and concealed access to loft storage space. Outside, the full-width block-paved driveway provides generous off-road parking and of course leads to the garage. The mature south-facing rear garden has been beautifully landscaped to offer excellent privacy and a delightful setting throughout the seasons. A further highlight is the detached timber workshop/garage, perfect for hobbies, garage stores or a variety of alternative uses.

Despite its tranquil rural feel, Four Ashes Road is within easy walking distance of Brewood's vibrant village centre, offering excellent schooling (including St Dominic's Grammar School, St Mary's R.C. School and Brewood First & Middle Schools), popular pubs and restaurants, local shops and medical facilities. The location is also superb for commuters, with the A5, A41, A449, M54, M6 and M6 Toll all within convenient reach. Offered with no upward chain, this gas centrally heated and double-glazed home combines countryside living with village convenience, a rare opportunity in a highly desirable setting!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: PVC double glazed opaque door with matching full height side windows, radiator and coved ceiling.

Bathroom: 7'3" (2.22m) x 5'7" (1.69m)

Fitted with a modern white suite comprising P-Shaped panelled bath with side screen & chrome rainfall shower head including handheld spray, vanity unit with recessed WC, tiled walls & flooring, chrome heated towel rail & underfloor heating, extractor fan and floor to ceiling built in airing cupboard.

Bedroom Four: 10'1" (3.08m) x 9'11" (3.03m)

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

Bedroom Three: 12'2" (3.70m) x 10'1" (3.08m)

Built in furniture including cupboards, wardrobes, drawers & dressing area, radiator and double glazed leaded window to front.

Living Room: 20'3" (6.18m) x 18'2" (5.53m)

Feature brick fire place with tiled hearth & multifuel burner, two graphite vertical radiators, wall light points, coved ceiling and double glazed full height picture window to rear with sliding door.

Dining Room: 14'5" (4.39m) x 12'1" (3.68m)

Radiator, coved ceiling, recessed ceiling spot lights, double glazed windows to rear and open to:

Kitchen: 11'3" (3.42m) x 11'1" (3.39m) Fitted with a matching suite of solid oak units comprising a range of base cupboards, drawers & suspended wall cupboards with display lighting, dark coloured worktops with stainless steel 1.5 drainer sink unit including mixer tap, recess & gas point for Rangemaster double cooker with stainless steel extractor hood over, Neff combination oven, plumbing for washing machine & dishwasher, recess for fridge freezer, coved ceiling, tiled effect cushioned flooring and double glazed window to rear with matching PVC door to garden.

Utility: 10'5" (3.18m) x 7'2" (2.18m)

Having built in base cupboards & suspended wall cupboards, worktops with sunken circular sink unit, vinyl flooring and internal access to: **Garage: 10'5" (3.18m) x 10'2" (3.10m)** Side opening garage doors, power, lighting and plumbing for washing machine.

Home Office/ Sitting Room: 10'9" (3.28m) x 8'11" (2.71m)

Radiator, double glazed window to side and U-Shaped staircase to first floor.

First Floor Landing: Recessed ceiling spot lights and counter top.

Bedroom Two: 11'6" (3.51m) x 11ft (3.36m)

Radiator, storage into eaves and double glazed window to side.

Bedroom One: 14'10" (4.53m) x 14'4" (4.38m)

Radiator, storage into eaves, recessed ceiling spot lights and double glazed window to front.

Ensuite Shower Room & Dressing Room: 10'11" (3.33m) x 10'2" (3.10m) Shower enclosure with wall mounted electric shower, vanity unit, low level WC, electric heater, built in clothes rails & shelving, skylight and concealed access to: **Loft Room/ Storage.**

Rear Garden: Enjoying a South facing aspect and landscaped to provide a most colourful and pleasant setting, the fully stocked gardens include a full width L-Shaped paved patio, rockery with ornamental pool, dwarf wall overlooking centre shaped lawn, flowering borders with a variety of shrubs & trees, vegetable garden, gravelled side path, rear paved driveway, surrounding fencing & hedging with greenhouse, garden shed and **Detached Timber Workshop/ Garage: 20'9" (6.33m) x 14'3" (4.35m)** Fully insulated with power, lighting, a range of base & wall cupboards, glazed leaded side door and concealed side opening garage doors with windows.

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.















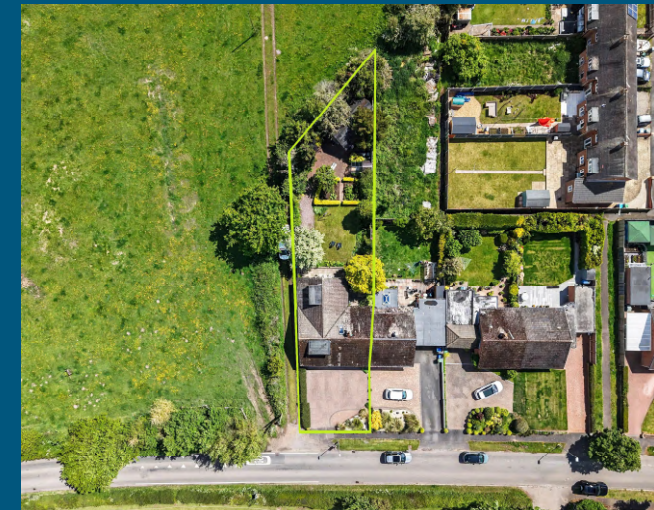




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Total Floor Area: 2,085.2sq feet
(193.7sq metres) Approx.

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



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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