



Sweetbriar Way
Wimblebury

Sweetbriar Way Wimblebury



Lovett&Co. Estate Agents are pleased to offer for sale this well presented executive style four bedroom detached house occupying an enviable large plot within the highly sought after residential cul-de-sac in Wimblebury bordering Heath Hayes.

The property has been tastefully decorated and finished to a high standard with outstanding features throughout which include: spacious living rooms with a spacious front lounge, rear dining room, open plan kitchen diner and a separate sitting room/study. There are also four double bedrooms all with built in wardrobes, and en-suite to the master and family bathroom. There is also a converted garage space ideal for use as a home office, studio or games room etc with a double garage store at the front.

Externally there is a large private south facing rear garden with patio area perfect for entertaining guest as well as a large lawn ideal for families and pets to play.

The property is well placed to provide easy access to Cannock & Hednesford town centres which both offer a wide range of amenities with both local & national bus and train services available.

The local schools are also extremely well thought of and are just a short walk away. The location also benefits from being just a few minutes away from Cannock Chase, an area of outstanding natural beauty. Commuter benefits include A460, A5 and M6 toll road linking the midlands motorway network.

RECEPTION HALL:

Composite entrance door, Karndean flooring, ceiling lights, stairs to first floor, doors to W/C, sitting room/study, kitchen/diner and double doors to the lounge.

LOUNGE:

3.52m (11' 7") x 4.95m (16' 3")
Feature fireplace with fitted coal effect gas fire, carpeted flooring, coving, wall light points, TV point, radiator, window to front and double french doors to the dining room.

DINING ROOM:

2.87m (9' 5") x 3.17m (10' 5")
Carpeted flooring, ceiling & wall light points, radiator, French doors to the garden and door to the kitchen.

BREAKFAST KITCHEN:

5.36m (17' 7") x 3.17m (10' 5")
Range of modern matching wall and base units incorporating cupboards, drawers, cabinets and work surfaces, inset bowl sink

and drainer with mono tap, integrated double oven grill and 4 ring hob with extractor hood, further integrated fridge freezer, under stairs store/pantry, wall tiling, tiled flooring, ceiling light points, space for dining table & chairs, windows to rear and doors to hall and the utility.

UTILITY:

2.60m (8' 6") x 1.76m (5' 9")
Range of matching base units incorporating work surfaces, inset bowl sink and drainer with mono tap, tiled flooring, ceiling light point, radiator, space & plumbing for washing machine and dryer and door to side.

SITTING ROOM/STUDY:

2.48m (8' 2") x 3.07m (10' 1")
Carpeted flooring, ceiling light point, radiator and window to front.

W/C:

Suite comprising: low level WC, hand wash basin, tiled flooring, radiator and window to front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft access with ladder, doors off to four bedrooms, airing cupboard and family bathroom.

MASTER BEDROOM:

3.44m (11' 3") x 3.73m (12' 3")
Built in wardrobes, carpeted flooring, radiator, ceiling light point, windows to front and door to the en-suite.

EN-SUITE:

Suite comprising: walk in shower cubicle, cabinet vanity unit with wash hand basin and low level WC, radiator, ceiling light point and window front.

BEDROOM TWO:

3.18m (10' 5") x 3.73m (12' 3")
Built in wardrobe, carpeted flooring, ceiling light points, radiator and window to front.

BEDROOM THREE:

3.50m (11' 6") x 3.86m (12' 8")
Built in wardrobe, carpeted flooring, ceiling light points, radiator and window to rear.

BEDROOM FOUR:

2.43m (8' 0") x 3.25m (10' 8")
Built in wardrobe, carpeted flooring, ceiling light points, radiator and window to rear.





FAMILY BATHROOM:

White suite comprising: bath, separate double shower cubicle, wash hand basin and W/C, wall tiling, tiled flooring, towel rail, ceiling light point and window to rear.

DOUBLE GARAGE STORE:

6' 0" x 16' 7" (1.84m x 5.05m)
Twin electric roller shutter front doors, light and electric points, pitched roof with attic storage space.

CONVERTED GARAGE SPACE:

10' 9" x 16' 7" (3.27m x 5.05m)
Perfect for use as a home office, studio games room etc. It features: laminate flooring, light and electric sockets, windows to the rear.,

EXTERNALLY:

At the front is a large block paved driveway with parking for at several vehicles which leads to the garage and paved driveway directly to the front of the house. There is also an electric car charging port. The private south facing rear garden is enclosed by fenced borders with gated side access and features; paved patio area perfect for entertaining, large lawn area perfect for the family as well as number of mature planted shrubs, bushes and flower beds.

TENURE:

We have been advised that the property is freehold.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



