



Wilkin Road  
Brownhills

# Wilkin Road Brownhills



Lovett&Co. Estate Agents are delighted to offer for sale this stunning six bedroom detached property, set on an exclusive private gated development, comprising of just three unique executive detached homes.

The property has been finished to the highest of standards throughout, with no expense spared on the quality of materials used in the build. On the ground floor is an impressive open plan kitchen-diner/family room with new high spec Verona fitted kitchen offering a range of integrated appliances. There is also a substantial lounge, separate dining room welcoming reception hall, guest cloakroom and useful study.

The first floor comprises: open gallery landing four superbly proportioned bedrooms, one currently fitted out as a dressing room, all featuring fitted wardrobes, served by two en-suites and a luxury family bathroom. There are two further large bedrooms on the top floor as well as an en-suite shower room and landing.

Externally the property offers a generous private rear garden with patio area and lawn with planted borders. To the front is a driveway with ample parking plus a double detached garage.





### **RECEPTION HALL:**

Entrance door, tiled flooring, ceiling light points, under stairs storage, carpeted stairs to first floor and doors to the lounge, study, guest WC and kitchen.

### **LOUNGE:**

5.43m x 4.43

Feature fireplace with Minster surround, carpeted flooring, coving, ceiling light points, radiator bay window to the front and French doors to dining room.

### **DINING ROOM:**

3.21m x 4.43m

Carpeted flooring, ceiling light points, radiator and French doors to rear garden.

### **OPEN PLAN KITCHEN-DINER:**

6.80m x 3.98m

Spacious open plan living space incorporating the kitchen-diner and sitting area, it features tiled flooring and ceiling spot lights. The high spec Verona kitchen features: a range of contemporary navy matt blue matching wall and base units incorporating cabinets, drawers and Carrera marble work surfaces, plus kitchen island with breakfast bar, inset bowl sink and drainer with mono tap, integrated double oven and grill plus 5 gas ring hob with extractor hood, integrated wine cooler, radiator, window and French doors to rear, door to the utility.



### **UTILITY:**

Further range of matching base units with Carrera marble work tops, cabinets, inset sink and hose tap, space for a washing machine and dryer and American fridge-freezer, tiled flooring, doors to the garden.

**STUDY:**

3.20m x 2.22m

Laminate flooring, fitted wardrobes, coving, ceiling light point, radiator and window to front.

**FIRST FLOOR LANDING:**

Laminate flooring, ceiling light points, doors off to four bedrooms and the family bathroom, further staircase to the top floor.

**MASTER BEDROOM:**

5.01m x 3.49m

Laminate flooring, radiator, ceiling light point, two windows to rear, doorway to dressing area and en-suite.

**EN-SUITE:**

Comprising: shower cubicle, low level WC, cabinet wash hand basin, laminate flooring, radiator, ceiling light point and window to the side.

**BEDROOM TWO:**

5.00m x 3.78m

Laminate flooring, radiator, ceiling light point, window to rear and door to the en-suite.

**EN-SUITE:**

Comprising: shower cubicle, low level WC, cabinet wash hand basin, laminate flooring, radiator and ceiling light point.

**BEDROOM THREE:**

4.43m x 3.07m

Built in wardrobe, laminate flooring, ceiling light point, radiator and two windows to the front.

**BEDROOM FOUR:**

3.50m x 3.21m





Built in wardrobe, laminate flooring, ceiling light point, radiator and two windows to front.

**FAMILY BATHROOM:**

Comprising: bath, separate shower cubicle, cabinet wash hand basin, low level W/C, wall tiling, built in wardrobe, laminate flooring, ceiling light point, radiator and window to rear.

**BEDROOM FIVE:**

5.27m x 4.83m

Built in wardrobes, laminate flooring, radiator, ceiling light point, velux sky lights and door to the en-suite.

**EN-SUITE:**

Comprising: shower cubicle, low level WC, cabinet wash hand basin, laminate flooring, radiator, ceiling light point and velux sky lights

**BEDROOM SIX:**

5.27m x 3.31m

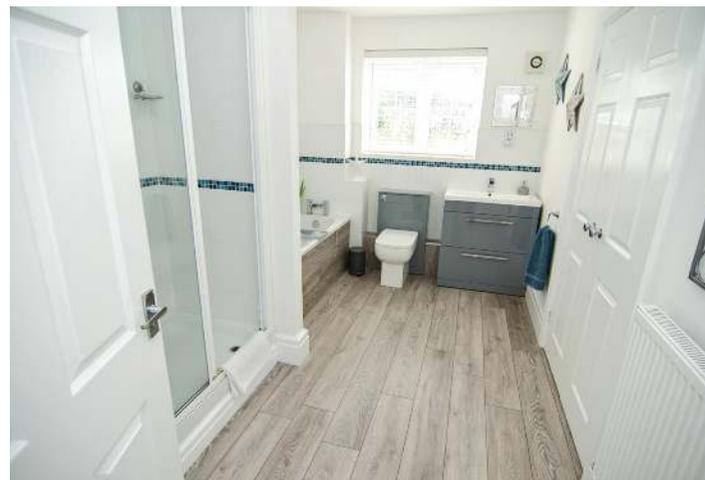
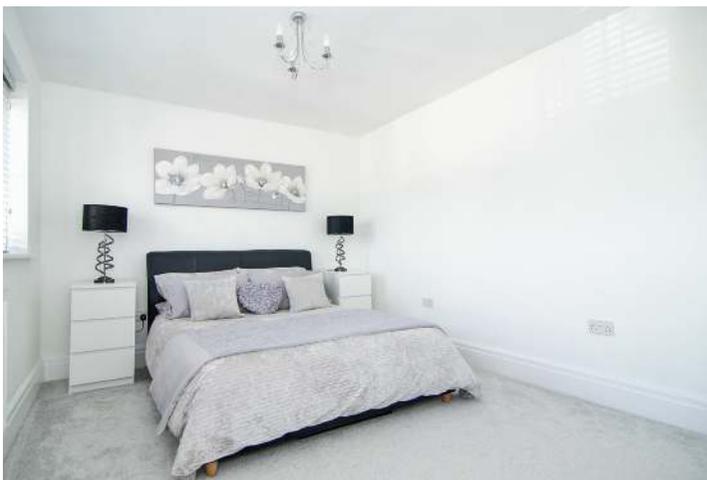
Laminate flooring, ceiling light points, radiator and vellux sky lights.

**VIEWING:**

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

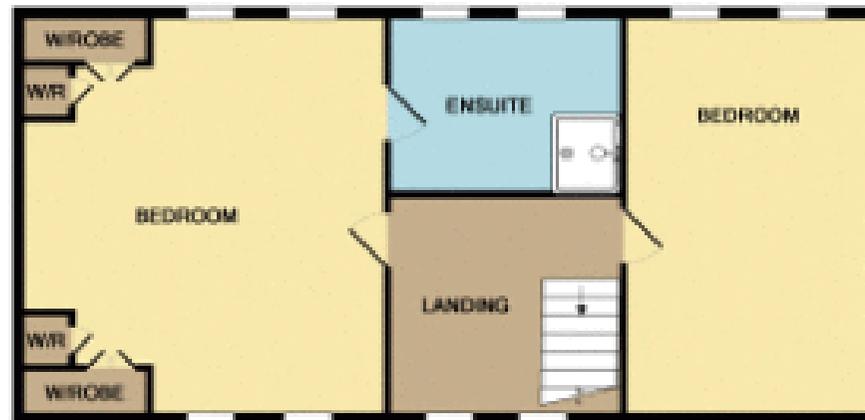
**DISCLAIMER:**

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 seller 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.





2ND FLOOR

