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Mayfields Drive, Brownhills, Walsall, WS8 7NJ

Offers Around
£280,000



Property Description

This superbly EXTENDED and well presented detached family home is set within what could be said as a hidden gem of a cul-de-sac location, only a short distance away from the delightful Chasewater Country Park. This three/four bedroom detached family home has served its purpose as a family home for many years to its current vendors with extremely well proportioned rooms throughout and tastefully decorated interior. Noted for its impressive refitted kitchen diner if I must say, the hub of the property, a viewing is truly needed!

Conveniently positioned with good nearby schooling, shops and excellent commuter links, internally the accommodation comprises of a spacious living room, family room/ground floor bedroom (previously garage), impressive 23ft super stylish refitted kitchen diner, utility room and downstairs guest WC.

To the first floor there are three excellent bedrooms, master bedroom with fitted wardrobes, opening into dressing room or indeed a nursery your choice and en suite shower room. Further completing the first floor is a family bathroom. Externally there is an ample driveway providing parking for three cars comfortably and the most well maintained rear garden a house could offer!

It may seem a never ending search for the right property and at times we could only live in hope for our dream property. Today is the time to stop praying and start viewing.

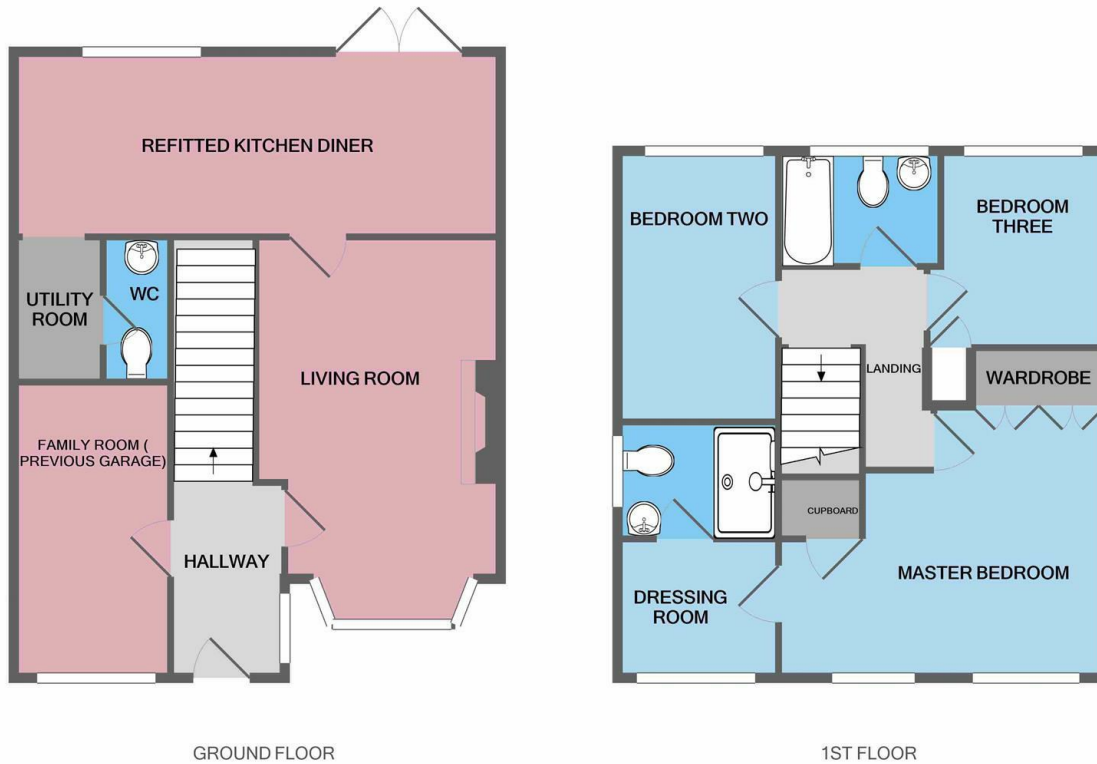
Accommodation

ENTRANCE HALLWAY	
LIVING ROOM	5.0m x 3.6m (16'4" x 11'9")
FAMILY ROOM/BEDROOM FOUR (PREVIOUSLY GARAGE)	4.4m x 2.2m (14'5" x 7'2")
IMPRESSIVE REFITTED KITCHEN DINER	7.1m x 2.7m (23'3" x 8'10")
UTILITY ROOM	2.1m x 1.3m (6'10" x 4'3")
GROUND FLOOR WC	
FIRST FLOOR LANDING	
SPACIOUS MASTER BEDROOM WITH FITTED WARDROBES	4.5m x 3.7m/2.8m (14'9" x 12'1"/9'2")
DRESSING ROOM/NURSERY	2.3m x 1.8m (7'6" x 5'10")
ENSUITE SHOWER ROOM	
BEDROOM TWO	4.0m x 2.2m (13'1" x 7'2")
BEDROOM THREE	3.0m x 2.6m/2.4m (9'10" x 8'6"/7'10")
FAMILY BATHROOM	2.0m x 1.7m (6'6" x 5'6")

Tenure: Freehold



Floor Plan: Mayfields Drive, Brownhills, Walsall, WS8 7NJ



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

DB Roberts Wolverhampton

18 Darlington Street, Wolverhampton, West Midlands, WV1 4HW

To book a viewing
Call us on **01902 427257**



We are available
8am - 8pm Mon - Fri
9am - 4pm Sat & 10am - 4pm Sun

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	71	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. *Maximum measurements are taken at the largest point of the room. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, DB Roberts & Partners does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

