



15 Brook End, Longdon, Staffordshire, WS15 4PB

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

15 Brook End, Longdon, Staffordshire, WS15 4PB

£865,000

Bill Tandy are delighted to offer for sale this outstanding and individual design detached family home extending to approximately 4000 square feet with a particularly versatile accommodation layout suitable for all family uses. Enjoying a delightful Village setting and standing in a pleasant gardens to front, side and rear, the property offers a impressive a grand hallway and gallery landing, 4 reception rooms, impressive dining kitchen and utility with ground floor office and gym. First floor comprises 5 generous bedrooms with the master bedroom having 2 en suites and 2 dressing rooms. Further family bathroom and additional en-suite. This exclusive development has use of a private tennis court and gazebo area all of which serves to enhance this most delightful setting. Externally the in and out driveway provide parking for numerous cars, additional carport and store/optional garage. Superb lawns gardens to rear and side. The property eco values are enhanced with the benefit of solar panels set to the rear and electric car charging point. Internal viewings are highly recommended.



STUNNING GRAND HALLWAY

22' x 13' 10" (6.71m x 4.22m) an interesting Canadian design is reflected in this stunning hallway with central open tread staircase with built-in cloaks cupboard and radiators. Door to:

FITTED GUESTS CLOAKROOM

with a close coupled W.C., wash hand basin, ceramic tiling, radiator.

SITTING ROOM

14' 9" x 14' 8" (4.50m x 4.47m) with double glazed window to front, radiator and sliding doors opening to dining room.

DINING ROOM

14' 9" x 10' 6" (4.50m x 3.20m) with double glazed window to side, radiator and returning door to hall.

FAMILY LOUNGE

16' 2" x 14' 10" (4.93m x 4.52m) Currently used as the family lounge with exposed brick fireplace with brick hearth and mantel, double glazed window to rear and radiator.

OPEN PLAN FAMILY ROOM

16' x 13' 10" (4.88m x 4.22m) having a wide archway entrance from the reception hall, radiator, patio doors to rear garden.

DINING KITCHEN

19' 11" x 14' 9" (6.07m x 4.50m) This superb open plan dining kitchen is complimented with a range of light grey base and wall mounted cupboards with wooden work tops above, inset 1 and a half bowl sink, built-in double oven and further microwave, central island unit housing the five ring gas hob with extractor hood fitted over and further drawers, space for a large American style fridge/freezer, space for dishwasher, tiled splashbacks, tiled floor double radiator, double glazed windows to rear, ample space for dining table. Door to hall and further door opens to:

UTILITY ROOM

with double glazed window and door to side, central heating boiler, stainless steel sink unit with base storage cupboards, matching wall mounted storage cupboards, space and plumbing for washing machine and freezer/dryer. Cloak area recess enjoys an updated Vaillant boiler. Doors open to



FITTED GUESTS CLOAKROOM

with W.C., wash hand basin, radiator, extractor fan.

OFFICE AND GYM

19' 11" x 19' 11" (6.07m x 6.07m) (Overall measurement) This converted double garage now enjoys a superb working from home space with office with glass partition extending to an additional gym. Doors open to the utility room and built-in cupboard housing hot water cylinder.

FIRST FLOOR GALLERIED LANDING

16' x 13' 10" overall (4.88m x 4.22m) being approached by the impressive open tread staircase and having built-in linen store cupboard.

MASTER BEDROOM

18' 8" x 15' 11" (5.69m x 4.85m) with double glazed window to rear, radiator, access to under eaves storage and door to 'his and her' en suites and dressing rooms.

DRESSING ROOM ONE

providing a walk-in wardrobe area with light and hanging rails.

UPDATED EN SUITE BATHROOM ONE

with an update bathroom suite comprises a bath complimented with shower over W.C, vanity unit with sink above, w.c. modern aqua boarding, radiator, double glazed window to rear.



DRESSING ROOM TWO

with spotlighting, fitted wardrobes with sliding mirror doors and door to:

UPDATED EN SUITE SHOWER ROOM TWO

Updated bathroom suite comprises a vanity unit with inset wash hand basin, w.c., shower cubicle with shower over, modern aqua boarding surround, radiator and window to rear.

GUESTS BEDROOM TWO

17' x 15' (5.18m x 4.57m) with two double glazed windows to front, two radiators and archway to a recessed storage area. Lobby opens to the sperate W.C and further door opens to:

UPDATED EN-SUITE SHOWER ROOM

Modern update suite comprises a pedestal wash hand basin, shower cubicle with modern aqua boarding surround.

BEDROOM THREE

13' 9" x 11' 5" (4.19m x 3.48m) with built-in sliding door double wardrobe, double glazed windows, radiator.

BEDROOM FOUR (FRONT)

12' 6" x 11' 8" (3.81m x 3.56m) with sliding double doored double built-in wardrobe, coving, radiator, two double glazed windows.

BEDROOM FIVE

14' 10" x 9' 7" (4.52m x 2.92m) with sealed unit double glazed window, radiator, coving.



UPDATED FAMILY BATHROOM

Modern updated suite comprises his and her sinks complimented with vanity units below for storage, w.c., bath with shower above, modern aqua boarding surround, side double glazed window and radiator.

OUTSIDE

The property is superbly located on this private drive with its own driveway providing ample parking with attractive foregardens. To the rear is a pleasant mature garden with block paved patio and high retaining wall and central steps rising to a generous lawn area to rear and side. There are shared facilities of a most attractive brick built and tiled gazebo entertaining area, and a tennis court for residents use.

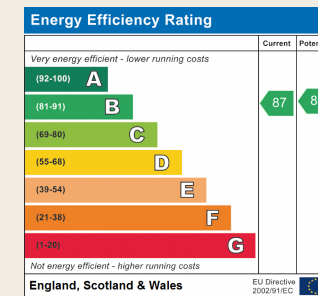
CARPORT AND STORE

Set to the right hand side of the property is a useful carport with access to rear garden, further generous store with potential to changed to a garage.

SOLAR PANELS AND CAR CHARGER

The property benefits from having rear appointed solar panels which are included with the sale. A further electric charging point is fitted to the front left corner. (Details should be checked via your solicitors before legal commitment.)

COUNCIL TAX BAND G



TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

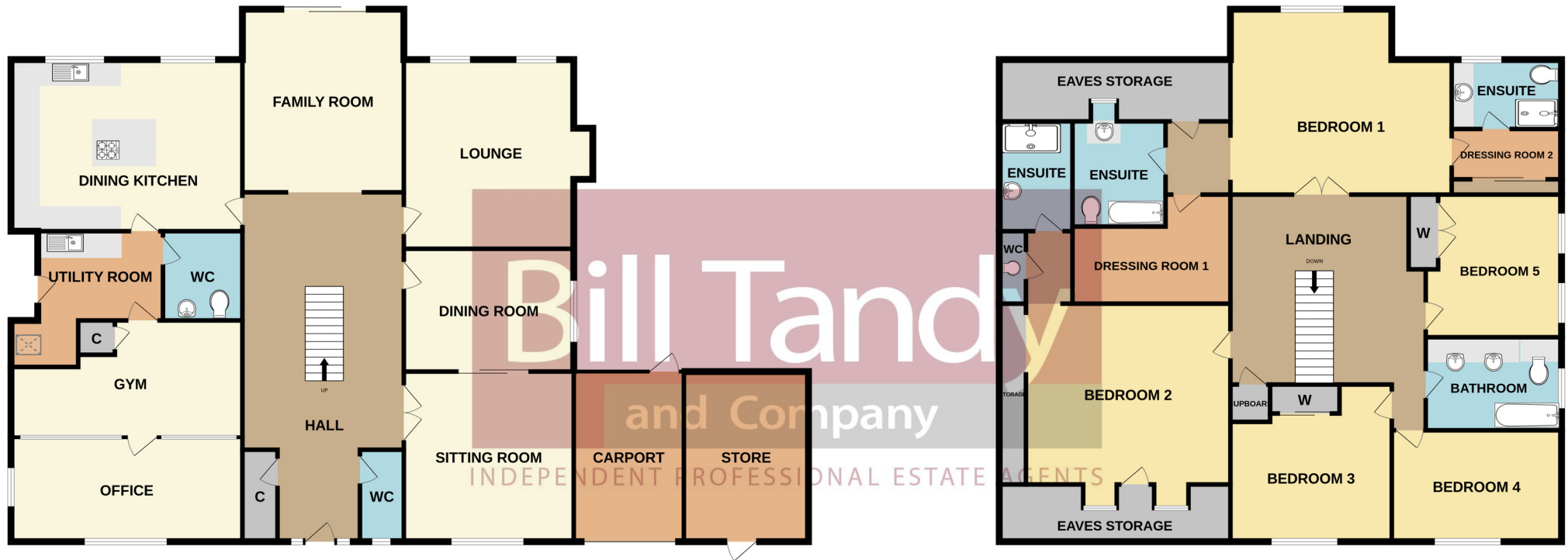
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



THE HARTLANDS, 15 BROOK END, LONGDON WS15 4PB

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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