



GOODCHILD
Estate Agents and Lettings

Bradford Road, Brownhills



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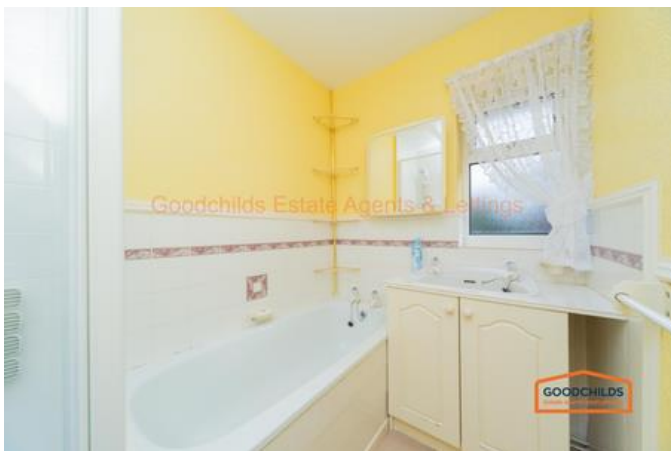
Offers in excess of £200,000



Key Features

- Popular location
- Common views
- 3 bedrooms
- 2 reception rooms
- Corner plot
- Kitchen & separate utility
- EPC rating D
- Freehold





*****SPACIOUS 3 BED SEMI - IDEAL MODERNISATION PROJECT***** located in Brownhills, popular with families and commuters with good local schools, the High Street with its many shops, supermarkets and transport links to the M6 motorway and M6 toll road, Aldridge, Cannock, Lichfield and Walsall. For nature lovers, nearby are the Brownhills Commons and the nature reserves of Chasewater.

The spacious property briefly comprises of:

Driveway, garage, hallway, lounge, dining room, kitchen, utility room, downstairs w.c., rear garden, three bedrooms, bathroom and separate w.c.

The property does require modernisation allowing the new owner to customise to their requirements.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Frontage

Generous corner plot with landscaped gardens and block paved driveway leading to the detached garage.

Lounge 4.23m x 3.33m (13.9ft x 10.9ft)

Spacious room with feature window offering views of the rear garden. Ideal to relax in.

Dining room 3.07m x 3.33m (10.1ft x 10.9ft)

Located at the front of the property with feature bay window.

Kitchen 3.31m x 2.93m (10.9ft x 9.6ft)

Fitted wall and base units with contrasting work tops and integrated oven, hob and extractor.

Utility 2.08m x 1.87m (6.8ft x 6.1ft)

Located off the kitchen with units, sink and giving access to the rear garden and downstairs w.c.

Bedroom one 4.27m x 3.33m (14ft x 10.9ft)

Double bedroom located at the rear of the property with feature fireplace.

Bedroom two 3.04m x 3.33m (10ft x 10.9ft)

Double bedroom located at the front of the property offering views of the common.

Bedroom three 3.22m x 2.86m (10.6ft x 9.4ft)

Located at the rear of the property.

Bathroom 2.34m x 1.57m (7.7ft x 5.2ft)

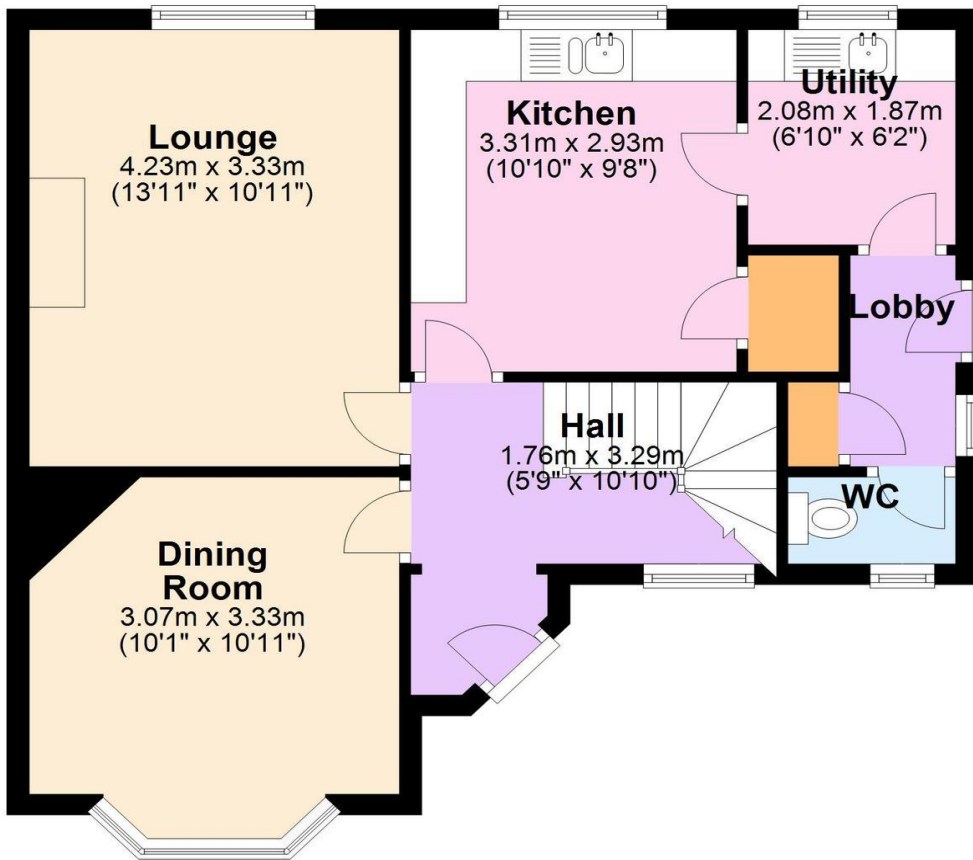
With bath, separate shower and basin. Separate toilet is located on the lower level of the landing.

Rear garden

Private rear garden.

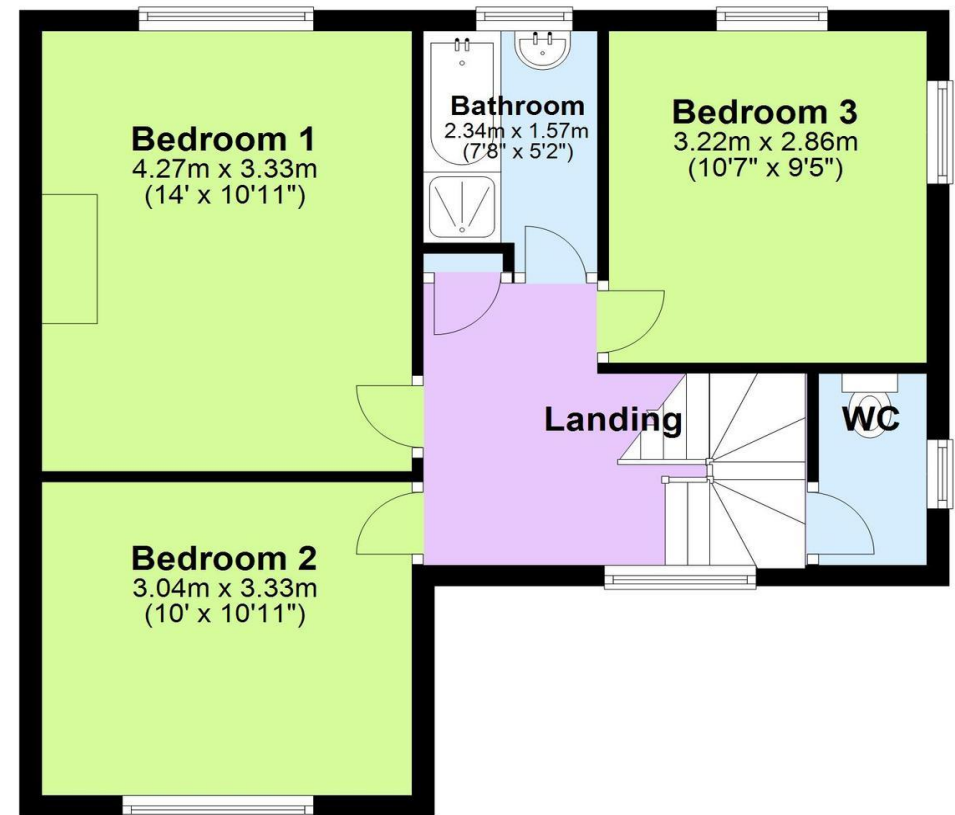
Ground Floor

Approx. 52.2 sq. metres (562.0 sq. feet)



First Floor

Approx. 48.6 sq. metres (523.5 sq. feet)



Total area: approx. 100.9 sq. metres (1085.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

