

Goodchilds Estate Agents & Lettings

GOODCHILDS
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FOR SALE



Brownhills Road, Norton Canes



Offers in excess of £230,000



Key Features

- Popular location
- Detached property
- Driveway
- Detached garage
- Private rear garden
- No chain
- EPC rating D
- Freehold





******SPACIOUS 2 BED DETACHED BUNGALOW******* Situated in a popular area, Norton Canes is a hit with both families and commuters alike with the town of Cannock with its designer outlet complex, many shops and links to the M6 and M6 toll road at just 3 miles away. There are also road links to Lichfield and Walsall amongst others. The area is favoured by families as it has several good primary and secondary schools nearby and nature reserves including the picturesque Chasewater Country Park.

The spacious property briefly comprises of:- Driveway, porch, lounge, kitchen, two bedrooms and family shower room and benefits from double glazing and gas central heating throughout.

Tenure: Freehold

EPC: D

Council Tax: B

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 0.00m x 0.00m (0'0" x 0'0")

Block paved driveway offering parking for multiple vehicles and giving access to the detached garage.

Lounge 4.65m x 3.36m (15'4" x 11'0")

Perfect room for relaxing in with two windows letting in plenty of light and offering views of the rear garden.

Kitchen/Diner 4.06m x 3.38m (13'4" x 11'1")

Fitted kitchen with wall and base units, tiled splashbacks and integrated fridge and freezer.

Bedroom one 3.73m x 3.55m (12'2" x 11'7")

Large double bedroom located at the front of the property with laminate flooring and double fitted wardrobes.

Bedroom two 3.08m x 3.55m (10'1" x 11'7")

Double bedroom located at the rear of the property with two windows letting in plenty of light.

Shower room 2.73m x 1.81m (9'0" x 5'11")

Wet room with shower area, basin vanity unit and w.c.

Rear garden 0.00m x 0.00m (0'0" x 0'0")

The property is on a large plot with one side of the property having an enclosed low maintenance garden and the other side an open space where the detached garage is positioned. Currently between the property and garage is a summer house but this space could be used for secure caravan storage.







Ground Floor

Approx. 90.5 sq. metres (973.9 sq. feet)



Total area: approx. 90.5 sq. metres (973.9 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 | | |

