



Rose Drive, Brownhills



3



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OIRO £230,000



## Key Features

- Popular location
- No chain
- Three bedrooms
- Open plan lounge and dining area
- Conservatory
- Deatched garage
- EPC rating D
- Freehold





\*\*\*\*LOVELY THREE BEDROOM HOME\*\*\*\* The property is located in the popular area of Clayhanger. The village has shops, a school and transport links to the towns of Walsall, Cannock & Lichfield, the M6 motorway and toll.

The property has a porch entrance, hallway, an open plan lounge and dining area, kitchen and conservatory. The rear garden has a lawn and patio area. Upstairs there are two double bedrooms, one single bedroom and modern family shower room.

The property benefits from a large driveway, detached garage and double glazing and gas central heating throughout.

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

Early viewing is highly recommended.

Tenure: Freehold

Council tax: B

EPC: D

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

Having a low maintenance driveway offering parking for multiple vehicles and giving access to the porch entrance into the hallway, side entrance door into the kitchen and the detached garage and rear garden.

#### Lounge & Dining area 7.25m x 3.20m (23'10" x 10'6")

Large open plan space having lounge area on the front side of the property with feature fire place and a dining space at the rear leading into the conservatory.

#### Kitchen 2.74m x 2.19m (9'0" x 7'2")

Positioned at the rear of the property, accessed off the hallway and has an external door leading out at the side of the property.

#### Conservatory 2.91m x 2.75m (9'6" x 9'0")

A fully glazed conservatory allowing in plenty of natural light, the perfect space for relaxing in.







**Bedroom One** 3.74m x 2.85m (12'4" x 9'5")

Double bedroom located at the front of the property.

**Bedroom Two** 3.43m x 2.95m (11'4" x 9'8")

Double bedroom located at the rear of the property overlooking the rear garden.

**Bedroom Three** 2.59m x 2.11m (8'6" x 6'11")

Single bedroom at the front of the property with storage cupboard.

**Shower Room** 1.67m x 1.98m (5'6" x 6'6")

Modern shower room with large walk in shower and built in basin and w.c. unit.

**Rear Garden**

Enclosed private rear garden with gate access to the front of the property and detached garage.

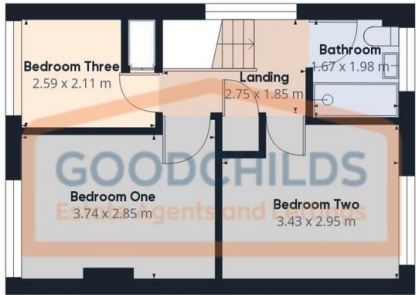








Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2

Approximate total area<sup>(1)</sup>  
90.84 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

