



Cherwell Drive, Brownhills



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Offers in excess of £209,995



Key Features

- Popular location
- Very well presented
- Three bedrooms
- Family bathroom and downstairs w.c.
- Conservatory
- Low maintenance rear garden
- EPC rating C
- Freehold





*******FABULOUS FAMILY HOME*******Situated in a popular area with good local schools, nature reserves including the picturesque Chasewater Country Park, shops and transport links. This very well presented property will be a hit with both families and commuters alike.

The three bedroom property briefly consists of; large driveway, porch, lounge, kitchen, conservatory, downstairs w.c., three bedrooms, family bathroom and rear garden.

Early viewing is highly recommended for this lovely home.

Tenure: Freehold

Council tax band: B

EPC: TBC

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. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Frontage

Having lawn area, block paved driveway offering parking for multiple vehicles and fully glazed porch.

Hallway 7.23m x 1.82m (23'8" x 6'0")

Giving access to the lounge, kitchen, conservatory and first floor having feature glass balustrade staircase.

Lounge 4.01m x 3.99m (13'2" x 13'1")

Neutrally decorated room with feature bay window allowing in plenty of light.

Kitchen 3.19m x 4.08m (10'6" x 13'5")

Modern fitted kitchen with matching high gloss wall and base units with contrasting work tops and matching breakfast bar area.

Conservatory 1.82m x 5.25m (6'0" x 17'2")

Being the full width of the property and having views of the rear garden making this the perfect space to relax in.

Bedroom One 3.68m x 3.09m (12'1" x 10'1")

Double bedroom located at the front of the property having built in wardrobes and cupboards.

Bedroom Two 3.52m x 3.03m (11'6" x 9'11")

Double bedroom located at the rear of the property with views of the rear aspect.

Bedroom Three 2.72m x 2.74m (8'11" x 9'0")

Single bedroom at the front of the property with built in cupboard space.

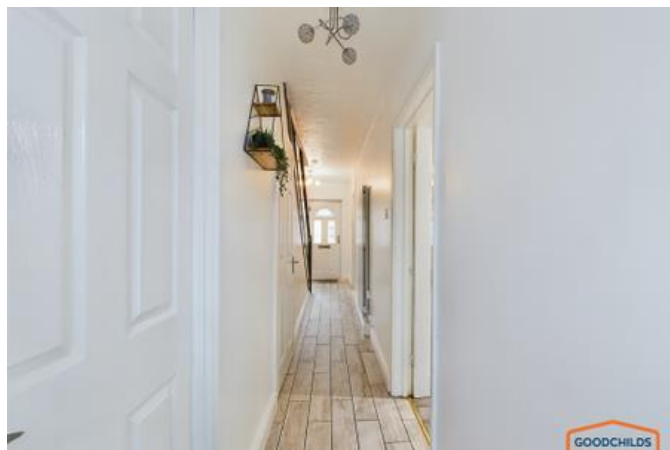
Family Bathroom 1.71m x 1.89m (5'7" x 6'2")

Fully tiled room with shower cubicle and basin and w.c. unit.

Rear Garden

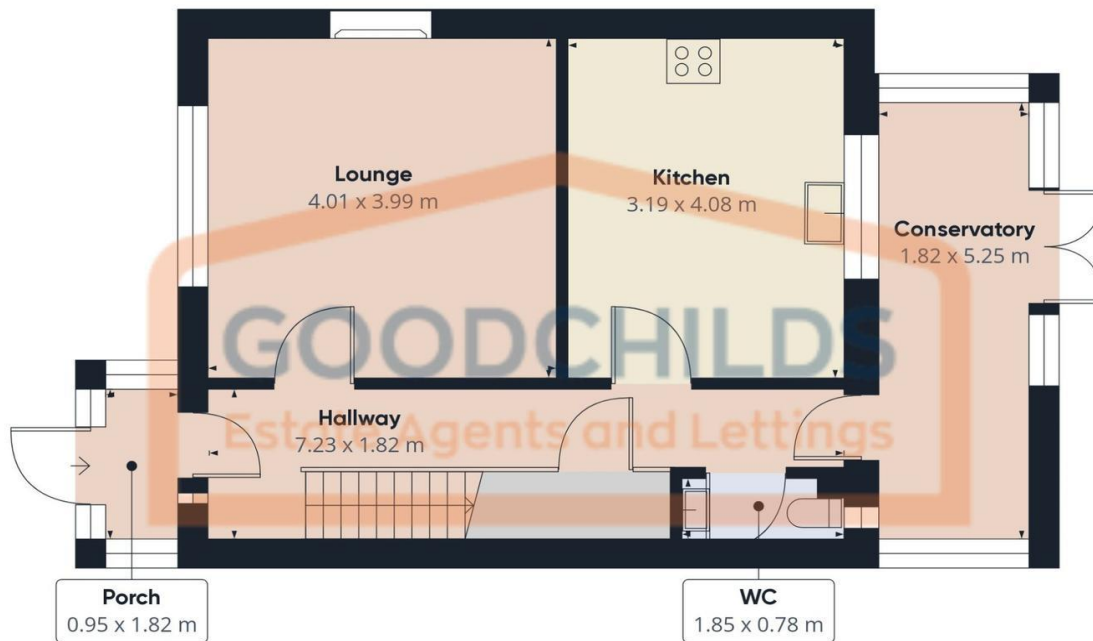
Low maintenance rear garden with brick out building.











Ground floor



Floor 1

Approximate total area⁽¹⁾
92.19 m²

(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

