



Mill Road, Brownhills





Offers in excess of £215,000



## Key Features

- Ideal for first time buyers
- Decorated and new carpets throughout
- Popular location
- Three bedrooms
- New kitchen
- Lounge
- EPC rating C
- Freehold





\*\*\*\*\*IDEAL FOR FIRST TIME BUYERS AND INVESTORS - THREE BEDROOM FAMILY HOME \*\*\*\*\*Located in Brownhills, an area ideal for 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, close by are the Brownhills Commons, the nature reserves of Chasewater and the immense Cannock Chase.

The property briefly consists of: driveway, hall, lounge/diner, kitchen, utility, downstairs w.c, rear garden, three bedrooms and family bathroom.

The property benefits from gas central heating throughout and has recently been decorated having new fitted carpets and new fitted kitchen.

Early viewing is highly recommended.

Tenure - Freehold

Council tax - B

EPC - C

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

With block paved driveway offering parking for two vehicles and gated side access to the rear garden.

#### Lounge 7.32m x 3.07m (24'0" x 10'1")

Open plan living and dining space with new carpet and bay window allowing in plenty of light.

#### Kitchen 2.98m x 2.55m (9'10" x 8'5")

Brand new fitted kitchen with wall and base units and integrated oven, hob and extractor.

#### Bedroom one 3.42m x 2.97m (11'2" x 9'8")

Double room with new fitted carpet and feature traditional fireplace.

#### Bedroom two 3.13m x 2.95m (10'4" x 9'8")

Double room with new fitted carpet and garden offering views of the rear garden.

#### Bedroom three 2.27m x 2.06m (7'5" x 6'10")

Single bedroom located at the front of the property with new fitted carpet.

#### Bathroom 2.03m x 1.61m (6'8" x 5'4")

Fully tiled bathroom with basin, w.c. and mains shower over the bath.

#### Rear garden

Small patio area with steps down to the garden and a further patio at the top of the garden.









Ground floor



Floor 1

Approximate total area<sup>m</sup>  
71.43 m<sup>2</sup>

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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

