



Lindon Drive, Brownhills



2



1



1



Offers in excess of £205,000



## Key Features

- Popular Location
- Conservatory
- No chain
- 2 Double Bedrooms
- Gated driveway
- Family Bathroom
- EPC rating TBC
- Freehold





\*\*\*\*FABULOUS FOR FIRST TIME BUYERS & INVESTORS\*\*\*\* 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, close by are the Brownhills Commons, the nature reserves of Chasewater and the immense Cannock Chase.

This well presented family home briefly comprises of: Hallway, kitchen, lounge, conservatory, downstairs WC, 2 double bedrooms and family bathroom. The property benefits from secure off road parking, gas central heating and double glazing.

Council tax band: B

EPC: TBC

Tenure: Freehold

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

Low maintenance front garden with a secure gated driveway.

### Lounge 3.85m x 4.05m

Good sized lounge with feature fireplace and giving access to the conservatory.

### Kitchen 3.74m x 1.98m

Well maintained kitchen with matching wall and base units and integrated oven, hob and extractor fan.

### Conservatory 2.53m x 2.42m

Conservatory leading out on to the patio with views of the enclosed garden, the perfect space to relax in.

### Bedroom One 3.04m x 3.04m

Master bedroom located on the back of the property, offering views of the back garden.

### Bedroom Two 2.49m x 4.08m

Good size bedroom with two windows allowing in plenty of natural light.

### Family Bathroom 2.00m x 1.94m

Fully fitted bathroom with electric shower over the bath, basin and WC.

### Rear Garden

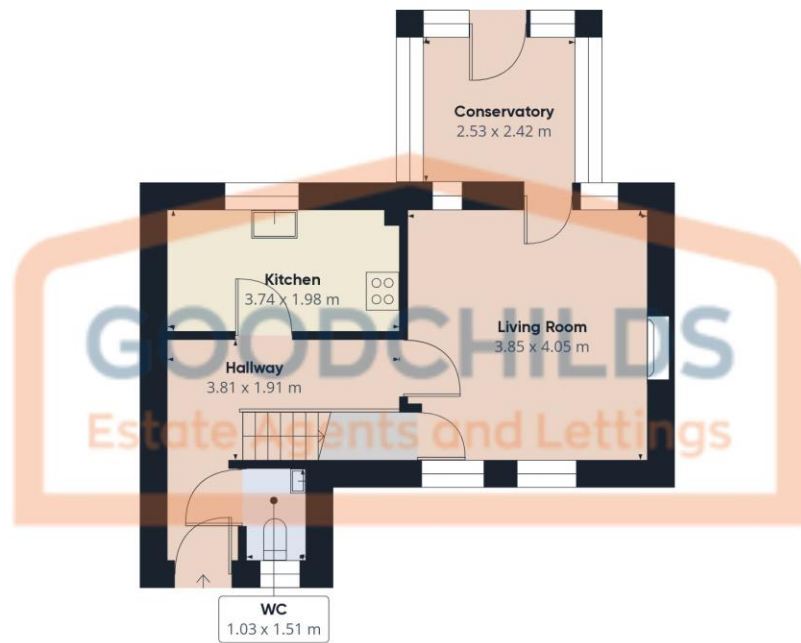
Enclosed rear garden with side gate offering access to the front of the property.



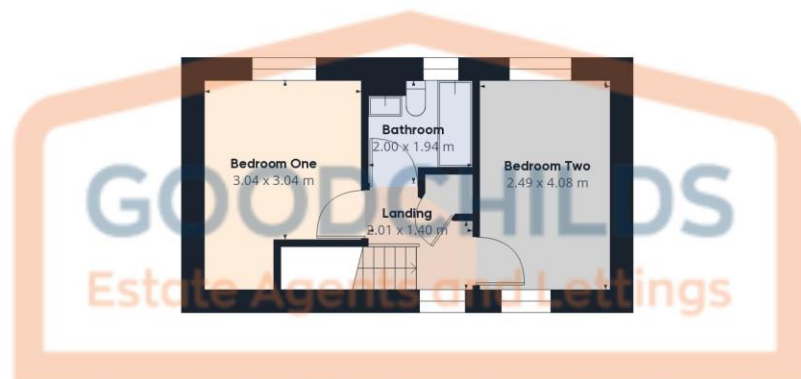








Ground floor



Floor 1

Approximate total area<sup>m</sup>  
68.37 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		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

