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**FOR SALE**

Clayhanger Road, Brownhills

 3  1  2



Offers in excess of £230,000



## Key Features

- Popular location
- Semi detached house
- Large open plan downstairs area
- Three bedrooms
- Off road parking
- Enclosed rear garden
- EPC rating D
- 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, porch entrance, hall, open plan lounge, dining area and kitchen, shower room, three bedrooms and rear garden.

Early viewing is highly recommended.

Tenure - Freehold

Council tax - A

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 stamped concrete driveway offering parking for multiple vehicles.

#### Lounge/Diner 8.15m x 3.67m (26'8" x 12'0")

Large open plan space with feature brick fire place and window at the front and patio doors at the rear into the garden.

#### Kitchen 3.62m x 3.03m (11'11" x 9'11")

Fitted with wall mounted units, base units, stainless steel sink top and spaces for numerous appliances.

#### Second Reception 5.06m x 3.06m (16'7" x 10'0")

Currently being used as a play room, having double glazed front windows with central sliding door and fitted storage cupboards and wall units.

#### Bedroom One 3.66m x 3.70m (12'0" x 12'1")

Double bedroom at the front of the property having double glazed window.

#### Bedroom Two 3.71m x 3.66m (12'2" x 12'0")

Double bedroom at the rear of the property having double glazed window.

#### Bedroom Three 2.11m x 2.00m (6'11" x 6'7")

Single bedroom at the front of the property having double glazed window.

#### Shower Room 2.69m x 1.97m (8'10" x 6'6")

Located at the rear of the property with large shower cubicle and mains shower, basin vanity unit and w.c.

#### Rear Garden

Low maintenance enclosed rear garden.













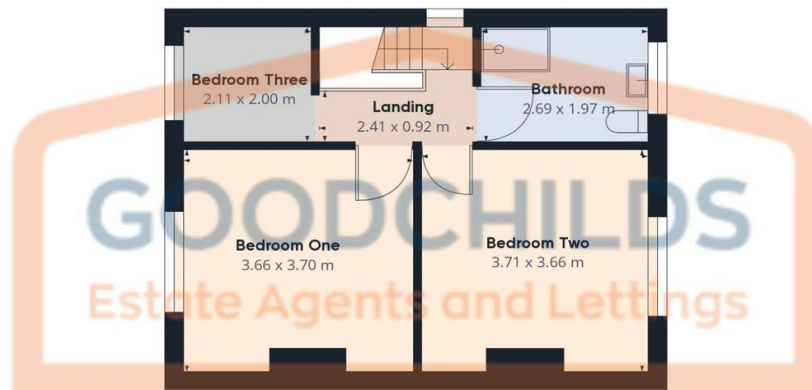




Ground floor

Approximate total area<sup>(1)</sup>

114.09 m<sup>2</sup>



Floor 1

(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		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

