



Waterside Way, Brownhills



OIRO £285,000



Key Features

- NO CHAIN
- POPULAR LOCATION
- END LINK DETACHED
- LARGE PLOT WITH PLANNING PERMISSION TO EXTEND
- THREE BEDROOMS
- KITCHEN AND UTILITY AREA
- EPC rating C





*****THREE BEDROOM FAMILY HOME
POSITIONED ON LARGE PLOT WITH PLANNING
PERMISSION TO EXTEND****Sited in a popular
area with good local schools, nature reserves
including the picturesque Chasewater Country
Park, shops and transport links. This beautifully
presented property will be a hit with both families
and commuters alike.

This beautifully presented property briefly consists
of; large driveway, garage, hallway, lounge, dining
room, kitchen and an additional room downstairs
currently being used as a fourth bedroom. Upstairs
is three bedrooms and a family bathroom.

The property benefits from gas central heating and
double glazing throughout and is positioned on a
large plot with planning permission to extend.

Early viewing is highly recommended for this lovely
home.

Tenure: Freehold

Council tax band: C

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





Frontage

Link detached property positioned on a large plot having off road parking for multiple vehicle, a front lawn and side access to the rear of the property.

Lounge 4.13m x 4.51m (13'6" x 14'10")

Neutrally decorated and positioned on the front of the property giving access to the first floor and dining room.

Dining Room 3.18m x 2.28m (10'5" x 7'6")

Neutrally decorated dining room leading to the Kitchen and downstairs bedroom.

Kitchen 5.30m x 2.02m (17'5" x 6'7")

Having matching wall and base units and space for multiple appliances, the kitchen gives access to the garage and rear garden.

Bedroom/Study 3.18m x 2.07m (10'5" x 6'10")

Currently being used as a bedroom having patio doors out into the rear garden.

Bedroom One 3.68m x 2.60m (12'1" x 8'6")

Double bedroom positioned on the front of the property.

Bedroom Two 3.50m x 2.63m (11'6" x 8'7")

Double bedroom at the rear of the property with built in wardrobes.

Bedroom Three 2.66m x 1.82m (8'8" x 6'0")

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

Bathroom 1.97m x 1.82m (6'6" x 6'0")

Having fitted bath with mains shower over, basin and w.c.

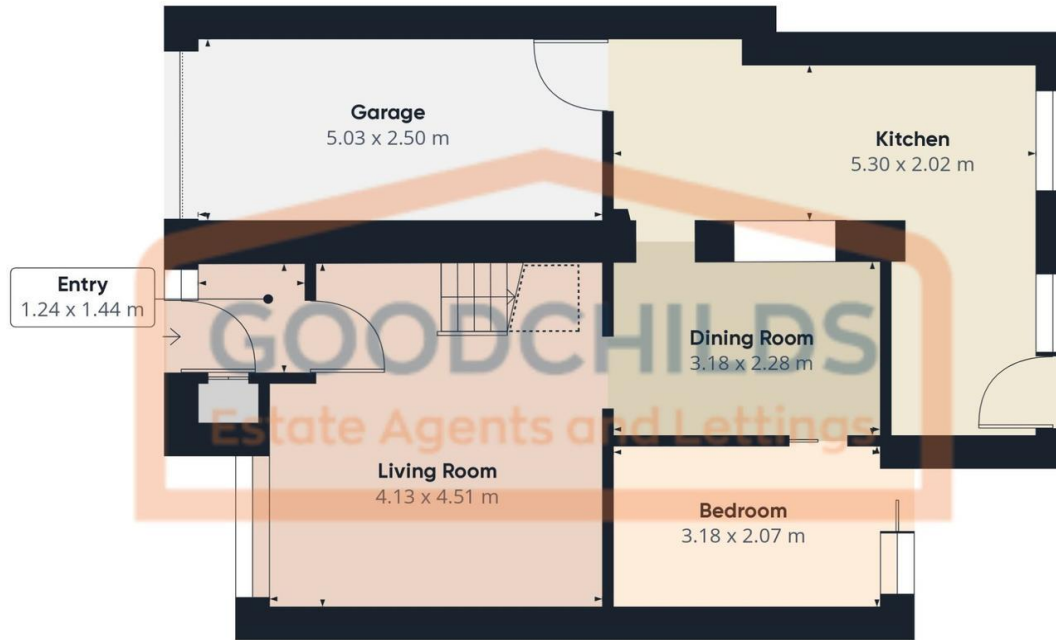
Rear Garden

Block paved patio area with steps up to the landscaped garden and side gate access leading round to the front of the property.

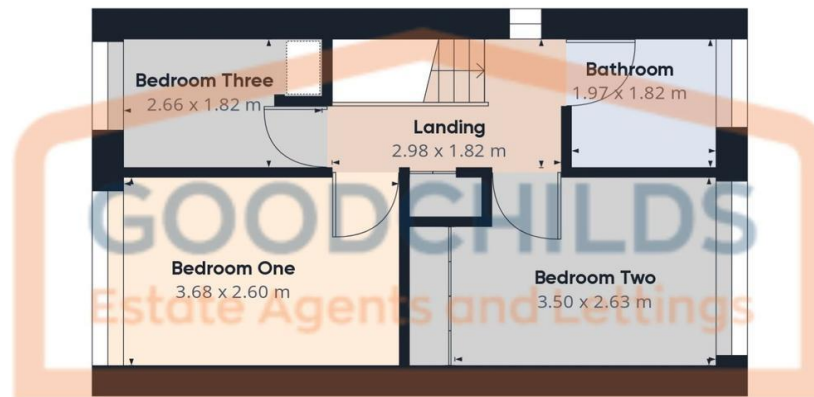








Ground floor



Floor 1

Approximate total area⁽¹⁾

97.08 m²

Reduced headroom

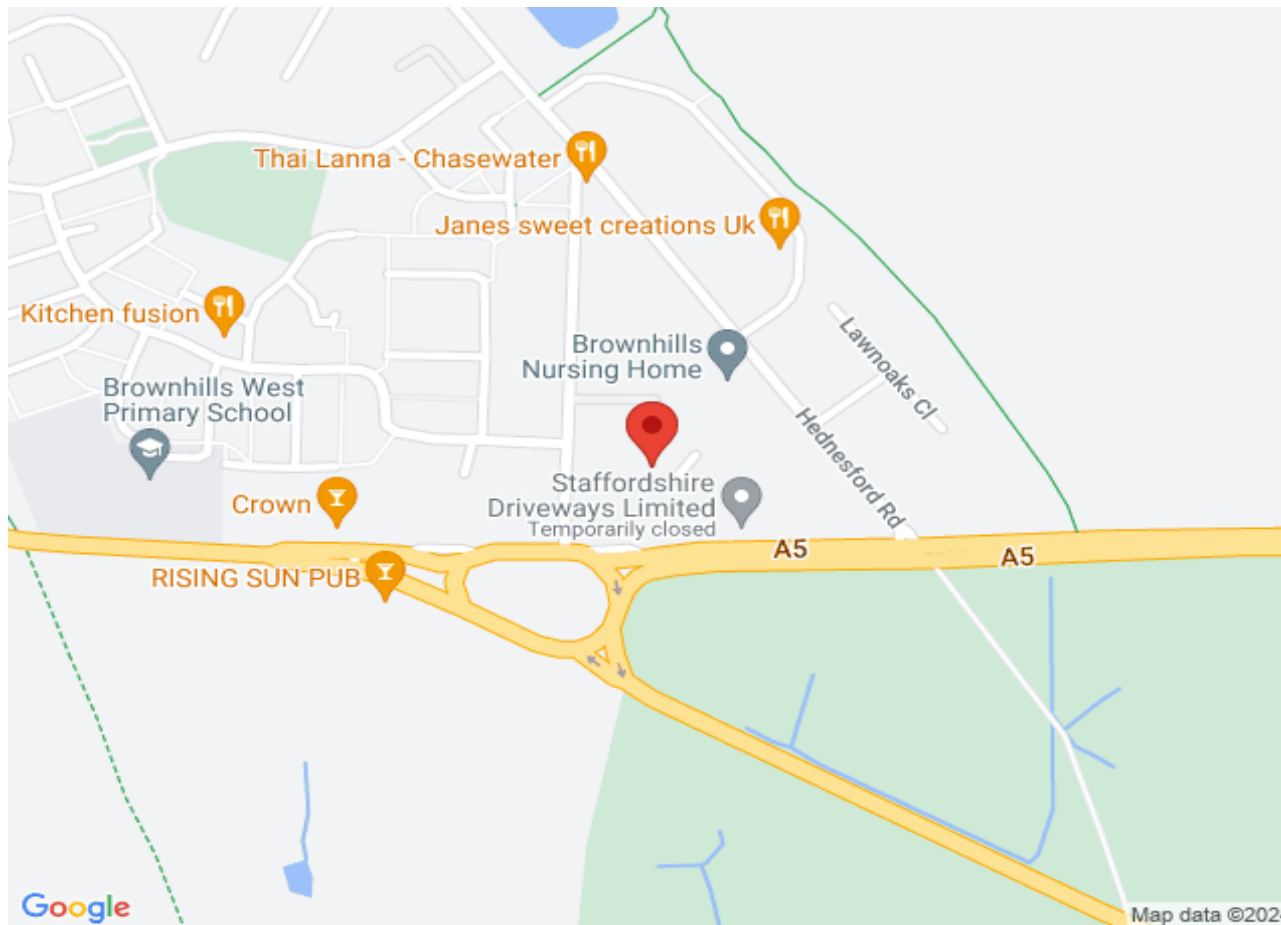
1.2 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

