



Howdles Lane, Brownhills



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Offers in excess of £225,000



Key Features

- Popular location
- Semi detached family home
- Three bedrooms
- Family bathroom
- Downstairs W.C.
- Large kitchen
- EPC rating D
- Freehold





**** THREE BEDROOM SEMI DETACHED HOUSE - IDEAL FOR FIRST TIME BUYERS/FAMILIES**** This semi detached property is located in a desirable area of Brownhills close to 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 with its watersports, visitors centre and the immense Cannock Chase which offers many outdoor activities.



The property briefly comprises of entrance hallway, lounge, kitchen and downstairs W.C. To the first floor are three bedrooms and a family bathroom. In addition the property benefits from gas central heating, double glazing, off road parking, garage and rear garden.

Early viewing is highly recommended for this family home.

Tenure: Freehold

EPC: D

Council tax band: 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

Having driveway and garage offering parking for multiple vehicles and lawn area with path leading to the side of the property giving access to the property and rear garden.

Lounge 3.36m x 5.00m (11'0" x 16'5")

Positioned at the rear of the property with French doors opening up into the rear garden, the perfect space to relax in.

Kitchen 2.96m x 4.99m (9'8" x 16'5")

Large kitchen positioned at the front of the property having matching wall and base units, a Rangemaster cooker and space for further appliances.



Bedroom One 3.41m x 3.07m (11'2" x 10'1")

Large double bedroom at the rear of the property with partition wall creating a space currently used as a walk in wardrobe having the potential to be used as a small nursery or ensuite bathroom.

Bedroom Two 2.95m x 2.47m (9'8" x 8'1")

Bedroom positioned at the front of the property having window offering views of the front aspect.

Bedroom Three 2.95m x 2.41m (9'8" x 7'11")

Bedroom positioned at the front of the property having window offering views of the front aspect.

Bathroom 2.86m x 1.76m (9'5" x 5'10")

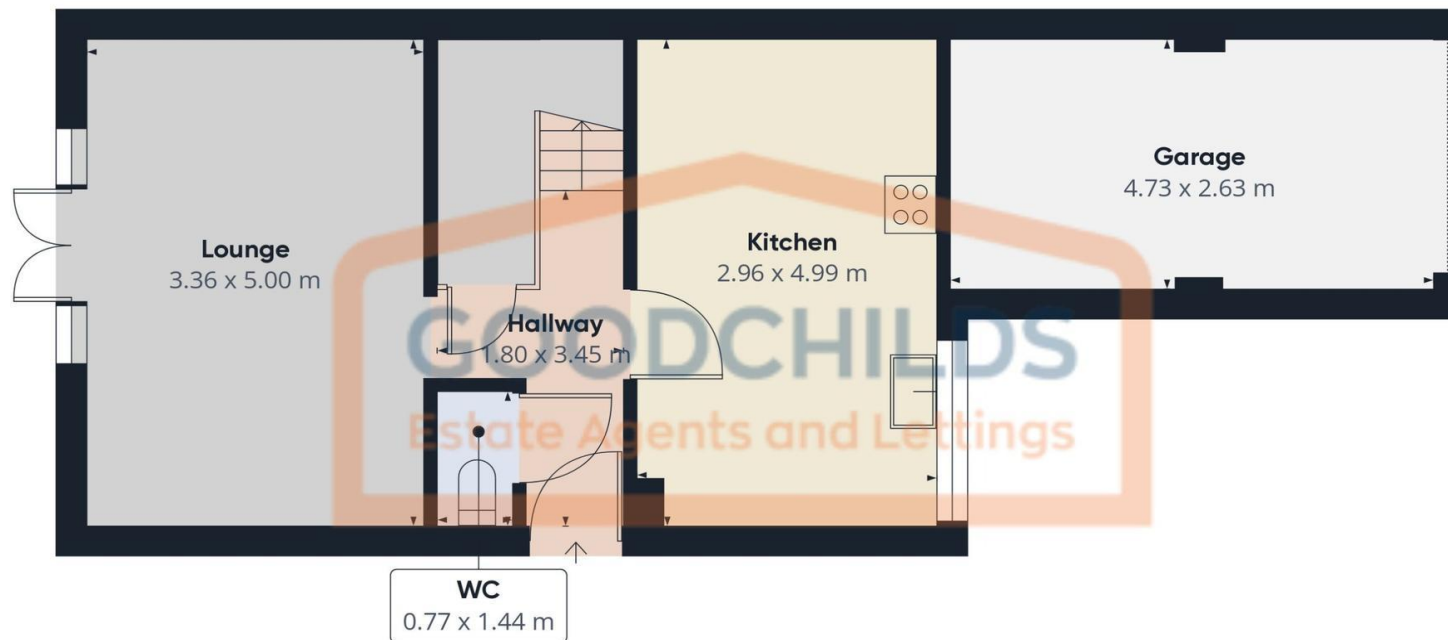
Having bath with mains rainfall shower over and a toilet and vanity basin unit.

Rear Garden

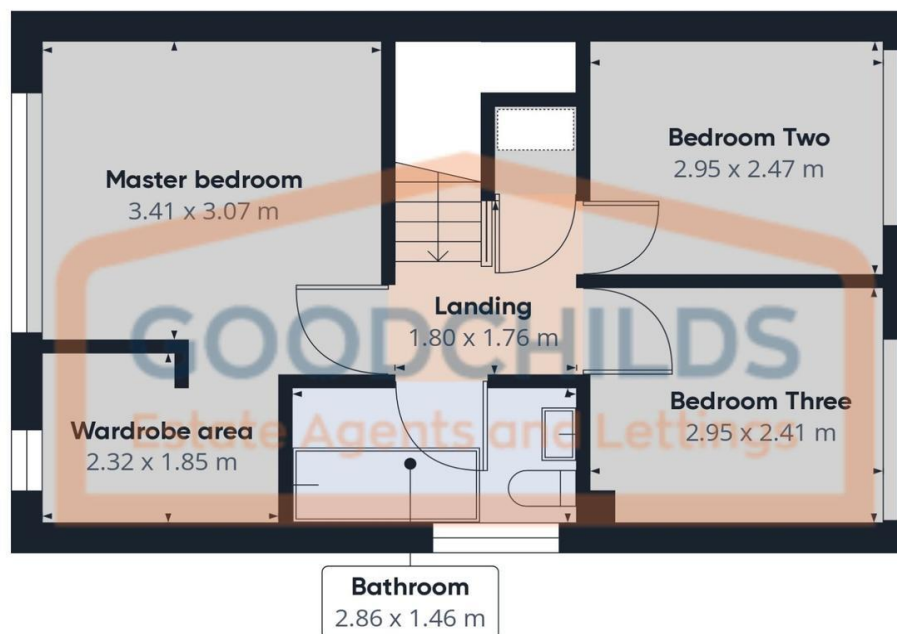
Enclosed rear garden having patio area with two steps up to the lawn area with a further patio at the rear of the property. There is also a side gate giving access to the front of the property.







Ground floor



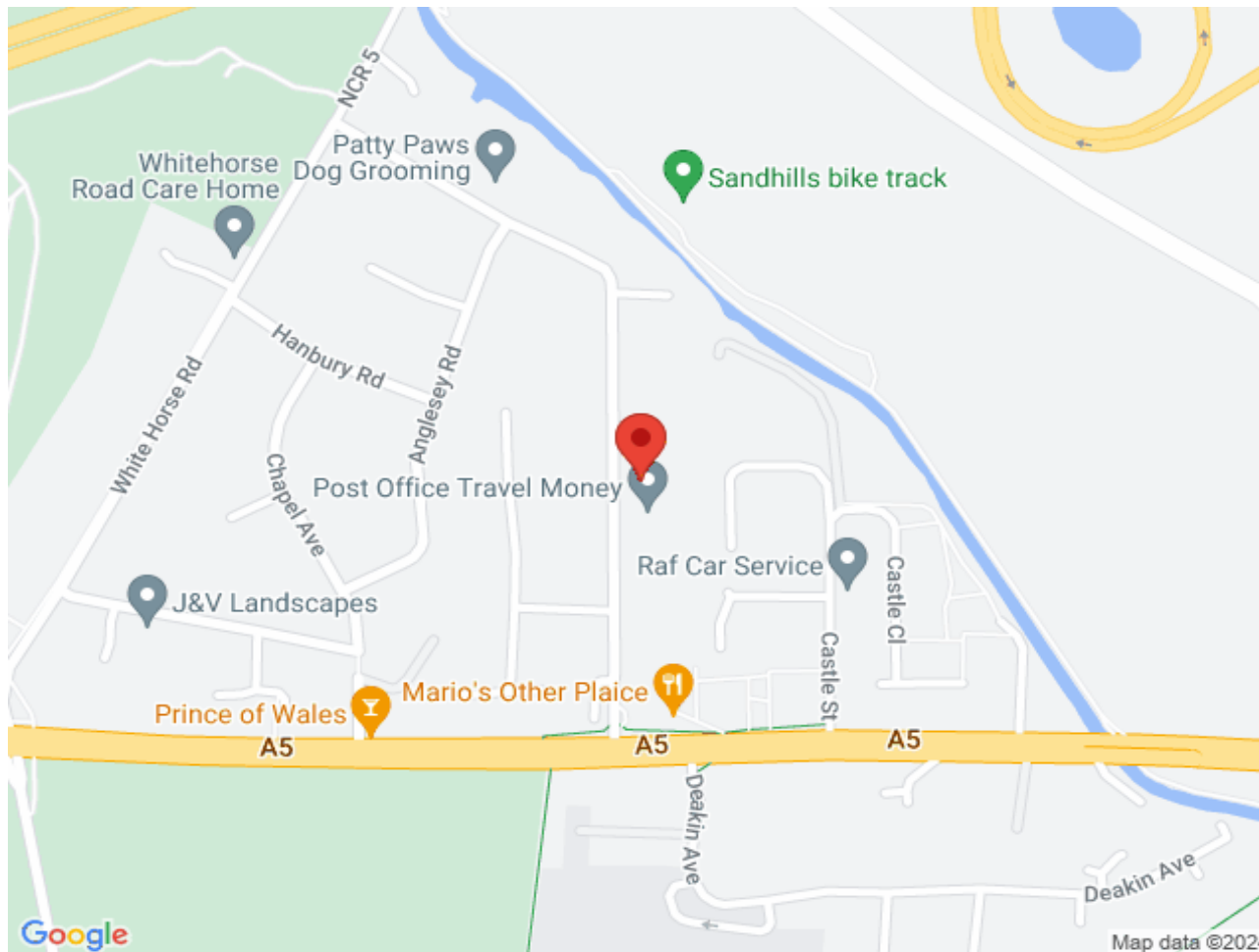
Floor 1

Approximate total area⁽¹⁾
91.47 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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

