



**GOODCHILDS**  
Estate Agents and Lettings

NEWTON FALLOWELL  
PART OF THE NEWTON FALLOWELL GROUP

**01543 226655**  
[goodchilds-uk.com](http://goodchilds-uk.com)

**FOR SALE**

Pinewood Close, Brownhills



3



2



1

Offers in excess of £209,995



## Key Features

- Popular location
- Beautifully presented
- Just a short walk to chasewater
- Three bedrooms
- Kitchen and separate utility
- Family bathroom and ensuite to Master bedroom
- EPC rating C
- Freehold





**\*\*\*\* THREE BEDROOM TERRACED COTTAGE \*\*\*\***

This terraced 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, within walking distance are the Brownhills Commons and the nature reserves of Chasewater with its water sports and visitors centre.

The property briefly comprises of entrance hallway, lounge, kitchen/diner, utility room and downstairs bathroom. To the first floor are two bedrooms and to the second floor is a further bedroom with ensuite. In addition, the property benefits from gas central heating, double glazing, off road parking and rear garden.

Early viewing is highly recommended for this beautifully presented home.

Tenure: Freehold

EPC: C

Council tax band: A

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

The property is positioned in a quiet cul-de-sac location just off the A5 with off road parking.

### Lounge 4.26m x 3.61m (14'0" x 11'10")

Having a beautiful brick feature fireplace and open staircase to the first floor.

### Kitchen 3.17m x 3.56m (10'5" x 11'8")

Beautifully presented kitchen having matching wall and base units and offers space for a dining table also.

### Utility 1.83m x 2.07m (6'0" x 6'10")

Separate Utility area with door giving access to the rear garden, conveniently positioned between the Kitchen and Bathroom.

### Bathroom 1.70m x 1.99m (5'7" x 6'6")

Fully tiled bathroom having w.c and basin vanity unit and bath with mains rainfall shower.

### Bedroom One 5.38m x 3.14m (17'8" x 10'4")

Located on the second floor with a window either end of the bedroom allowing in plenty of natural light.

### Ensuite 2.40m x 0.87m (7'11" x 2'11")

On the second floor having shower cubicle, basin and w.c.

### Bedroom Two 3.20m x 3.56m (10'6" x 11'8")

Double bedroom positioned at the front of the property offering views of the commons.

### Bedroom Three 2.36m x 3.29m (7'8" x 10'10")

Double bedroom at the rear of the property.

### Rear Garden

Low maintenance enclosed rear garden with brick store and summer house.









Ground floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
73.9 m<sup>2</sup>

Reduced headroom  
3.11 m<sup>2</sup>

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

