



Simmonds Way, Brownhills



OIRO £275,000



Key Features

- Popular location
- Large detached property
- Three bedrooms
- Family shower room and downstairs w.c.
- Large Kitchen and separate Utility
- Lounge, Dining Room & Sunroom
- EPC rating TBC
- Freehold





****LARGE 3 BED DETACHED PROPERTY**** - on the popular Shire Oak/Brownhills border, near to the ever popular Aldridge village with it's boutiques, banks, good schools, eateries, parks, shops and transport links. Amongst the local sports and recreational facilities is the Oak Park Active Living Centre and the fabulous Fairlawns Hotel and Spa which is just a short drive away. Transport links the area to the towns of Cannock Lichfield, Walsall and offers access to the M6 motorway and toll road.

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.

The spacious property briefly comprises of:

Driveway, garage, porch entrance, hallway, lounge, dining room, sunroom, kitchen, utility room, downstairs w.c., rear garden, three bedrooms and family shower room.

The property does require modernisation throughout allowing the new owner to customise to their requirements and comes with huge potential to extend (subject to planning permission)

Tenure: Freehold

Council Tax Band: D

EPC: TBC







Frontage

Partially enclosed by brick wall with driveway giving access to the porch entrance, garage and side gate through to the rear garden.

Porch and Hallway 3.94m x 4.18m (12'11" x 13'8")

Entrance porch with sliding patio door leading to the bright hallway which gives access to the lounge, kitchen and first floor.

Living Room 4.44m x 3.04m (14'7" x 10'0")

Having a large feature window allowing in plenty of natural light and wooden bifold doors into the dining room giving the option for a large open space.

Dining Room 3.49m x 2.84m (11'6" x 9'4")

Positioned off the kitchen and giving access to the sunroom at the rear of the property.

Sunroom 3.72m x 2.30m (12'2" x 7'6")

Having large feature window allowing in plenty of natural light and offering views of the mature rear garden, the perfect space for relaxing in.

Kitchen 2.50m x 5.31m (8'2" x 17'5")

Large size kitchen giving access to the dining room and utility area.

Utility 1.94m x 4.63m (6'5" x 15'2")

The utility room has its own sink and plumbing for a washing machine and gives access to the garage, separate w.c. and rear garden.



Bedroom One 3.57m x 2.75m (11'8" x 9'0")

Double bedroom positioned at the front of the property having built in wardrobes.

Bedroom Two 3.58m x 2.76m (11'8" x 9'1")

Double bedroom positioned at the rear of the property offering views of the rear garden.

Bedroom Three 2.67m x 2.49m (8'10" x 8'2")

Single bedroom positioned at the front of the property.

Shower Room 2.66m x 1.51m (8'8" x 5'0")

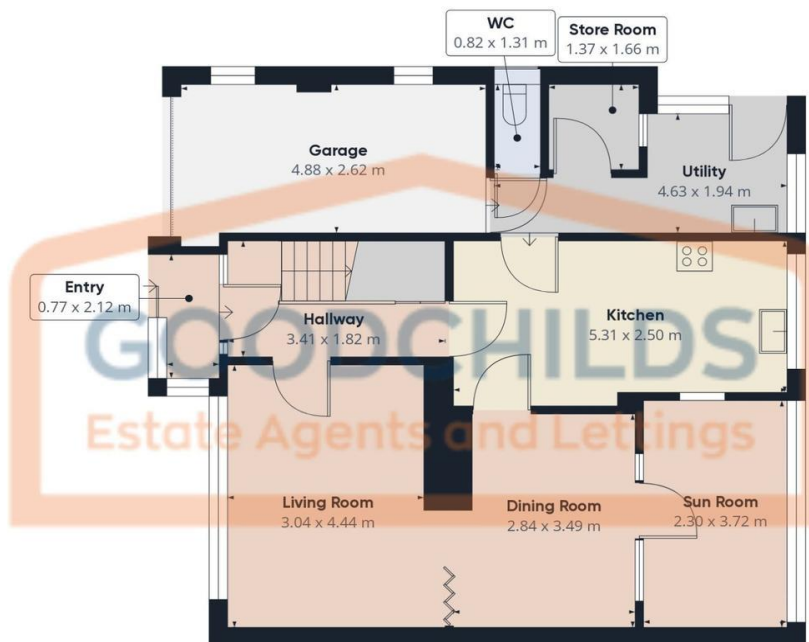
Having large shower cubicle with mains shower, basin and w.c.

Rear Garden

Beautiful rear garden having patio area, greenhouse and shed. The garden is low maintenance with no lawn but lots of mature shrubs and plants.



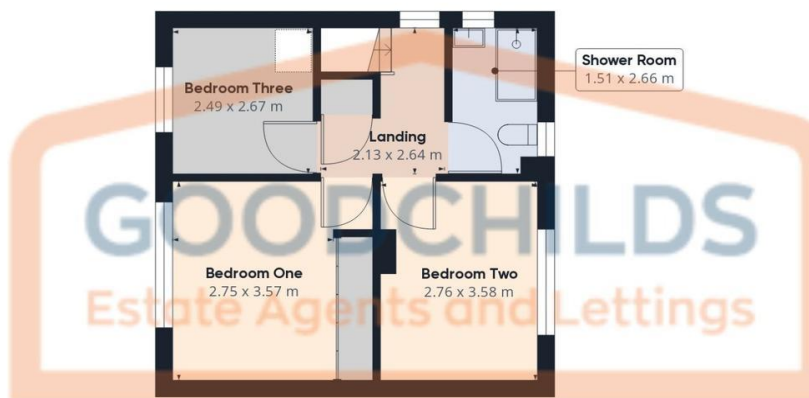




Ground floor

Approximate total area⁽¹⁾

116.31 m²



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.

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