



Watling Street, Brownhills



OIRO £180,000



Key Features

- Three Bedrooms
- Perfect for First time buyers and Investors
- Family bathroom and downstairs W.C.
- Open plan Lounge & Diner
- Fitted Kitchen
- Front & rear gardens
- EPC rating C
- Freehold





*****THREE BED SEMI DETACHED HOUSE***** Brownhills is 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 comprises of front garden, entrance porch, hall, downstairs w.c., lounge, dining room, fitted kitchen, rear garden, three bedrooms and bathroom.

Tenure: Freehold

Council tax: A

EPC: 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 front lawn and mature shrubs with pathway leading to the front door.

Entrance & Hallway 3.00m x 5.40m (9'10" x 17'8")

Entrance porch having built in storage and giving access to the downstairs w.c.

Lounge 4.01m x 4.26m (13'2" x 14'0")

Accessed off the hallway, having window overlooking the front aspect and archway into the dining room.

Dining Room 3.43m x 2.72m (11'4" x 8'11")

Having large patio door giving access to the rear garden and allowing in plenty of natural light.

Kitchen 2.42m x 3.60m (7'11" x 11'10")

Fitted kitchen with matching wall and base units, wood effect contrasting work tops and integrated oven, hob and extractor.

Rear Garden

Enclosed rear garden having patio and lawn area.





Bedroom One 3.52m x 3.54m (11'6" x 11'7")
Double bedroom positioned at the front of the property.

Bedroom Two 3.02m x 3.59m (9'11" x 11'10")
Double bedroom positioned at the rear of the property having built in wardrobes.

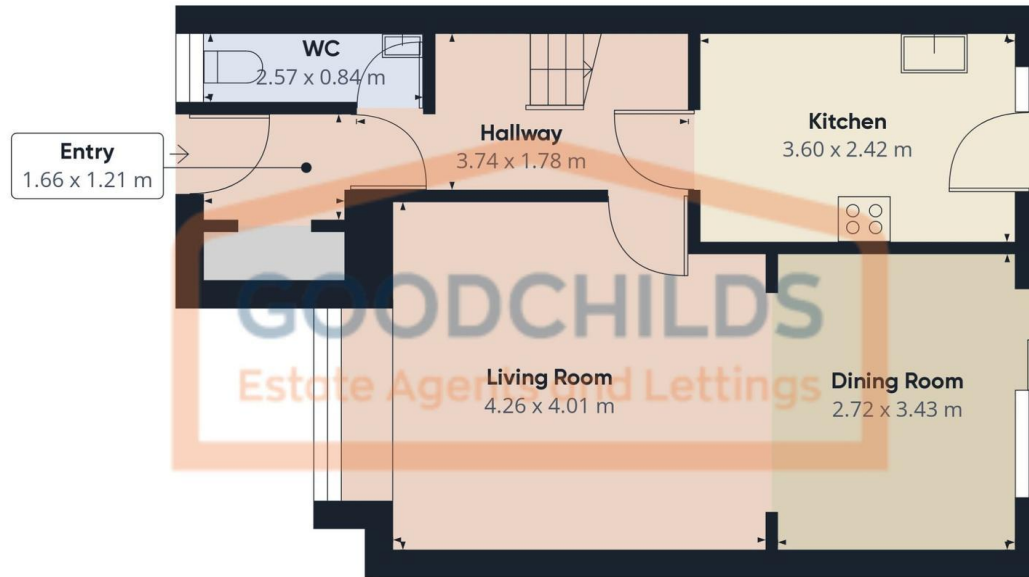
Bedroom Three 2.34m x 2.63m (7'8" x 8'7")
Single bedroom positioned at the front of the property having overhead storage.

Bathroom 2.04m x 1.78m (6'8" x 5'10")
Fully tiled bathroom having electric shower over bath, basin and w.c.

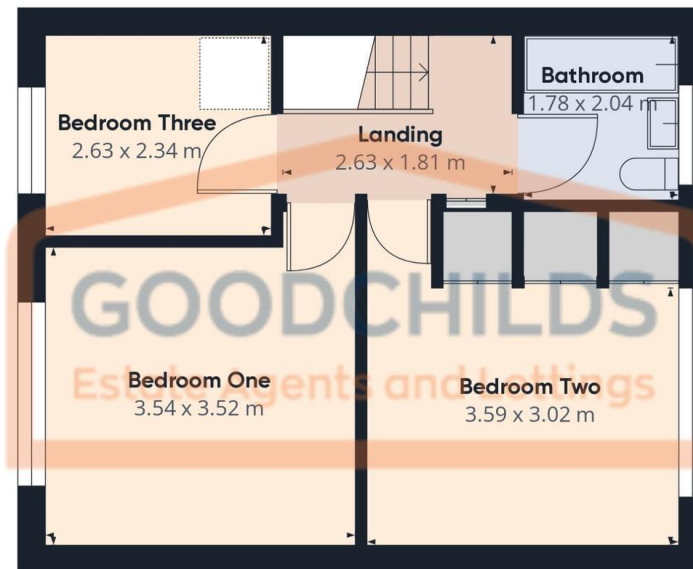








Ground floor



Floor 1



Approximate total area⁽¹⁾

86.37 m²

Reduced headroom

0.04 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

