



Moorhen Close, Brownhills



Offers in region of £199,500



## Key Features

- Popular location
- Terraced house
- Three bedrooms
- Family bathroom
- Downstairs w.c.
- Enclosed rear garden
- EPC rating C
- Freehold





**\*\*\*THREE BED TERRACED HOME\*\*\*** Located on the popular Watermead Grange estate, the area 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.

This terraced property has been freshly decorated and had new flooring throughout and briefly consists of: entrance hallway, lounge, kitchen, downstairs w.c., three bedrooms, family bathroom and benefits from parking to the rear.

Early viewing recommended.

Tenure: Freehold

EPC: C

Council tax: 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

Mid terrace property having lawn area and path leading to the front door.

#### Lounge 3.61m x 3.69m (11'10" x 12'1")

Neutrally decorated having laminate flooring, window overlooking the front aspect and an understairs storage cupboard.

#### Kitchen 3.49m x 3.04m (11'6" x 10'0")

Positioned at the back of the property having matching wall and base units with contrasting work tops, white splash back tiles and integrated oven, hob and extractor.

#### Downstairs w.c. 1.02m x 1.45m (3'4" x 4'10")

Conveniently located off the rear hallway having basin and w.c.

#### Bedroom one 2.62m x 3.97m (8'7" x 13'0")

Double bedroom positioned at the rear of the property overlooking the rear aspect.

#### Bedroom two 2.61m x 2.89m (8'7" x 9'6")

Double bedroom positioned at the front of the property overlooking the front aspect.

#### Bedroom three 1.97m x 2.29m (6'6" x 7'6")

Single bedroom positioned at the rear of the property overlooking the rear aspect.

#### Family bathroom 1.97m x 1.71m (6'6" x 5'7")

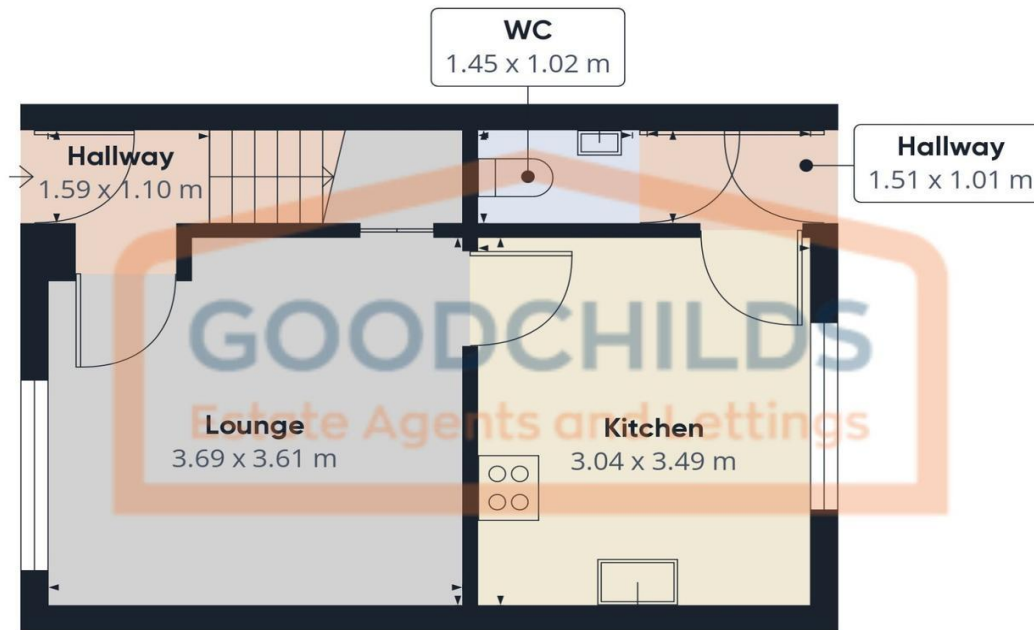
Partially tiled bathroom having bath with electric shower over, basin and w.c.

#### Rear garden

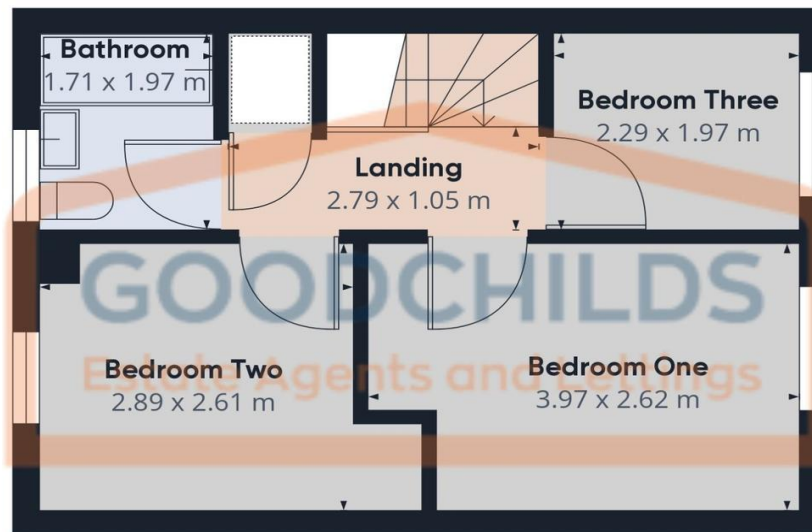
Enclosed rear garden having small patio area and gated access to the two parking spaces at the rear.







Ground floor



Floor 1



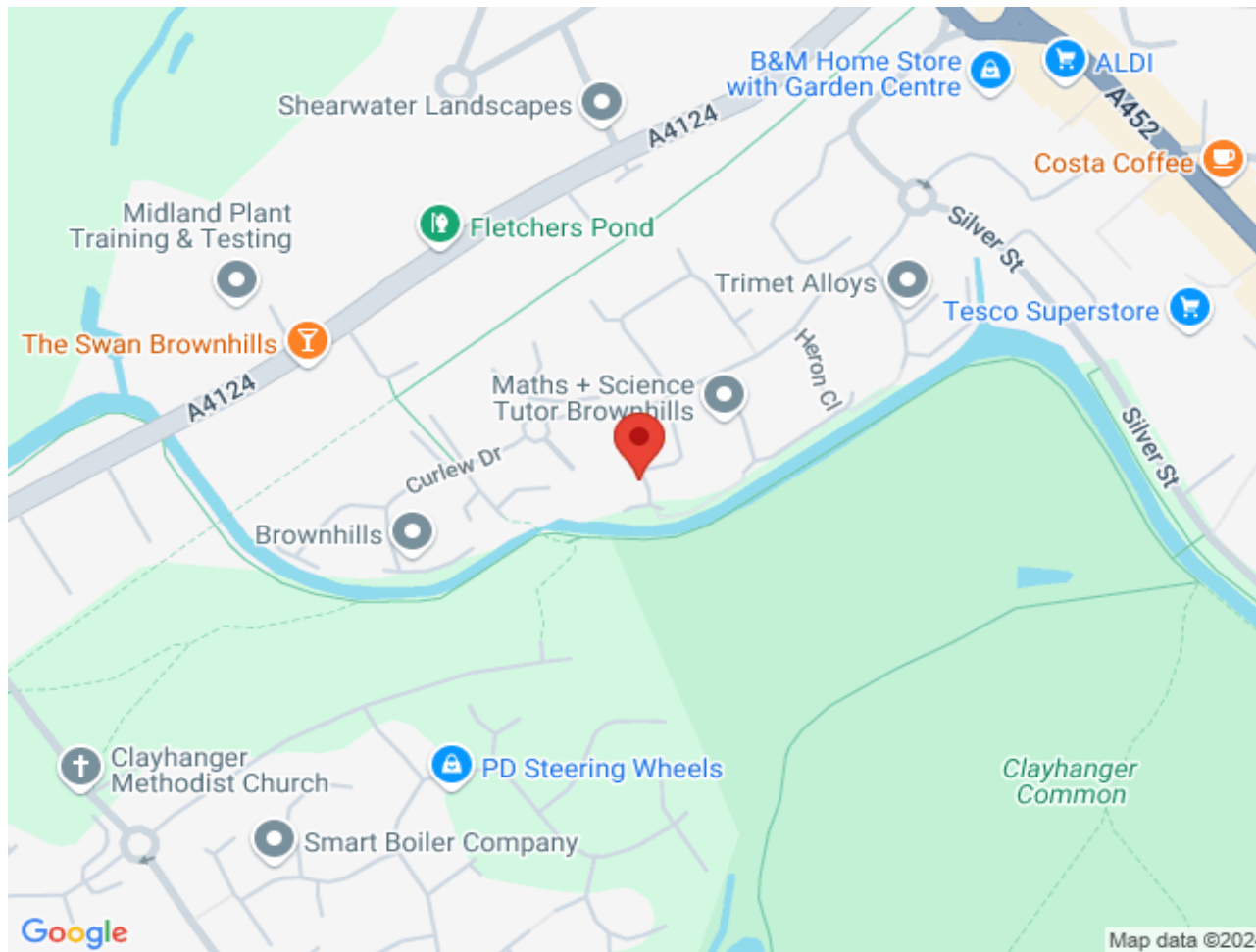
Approximate total area<sup>(1)</sup>  
60.5 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

