

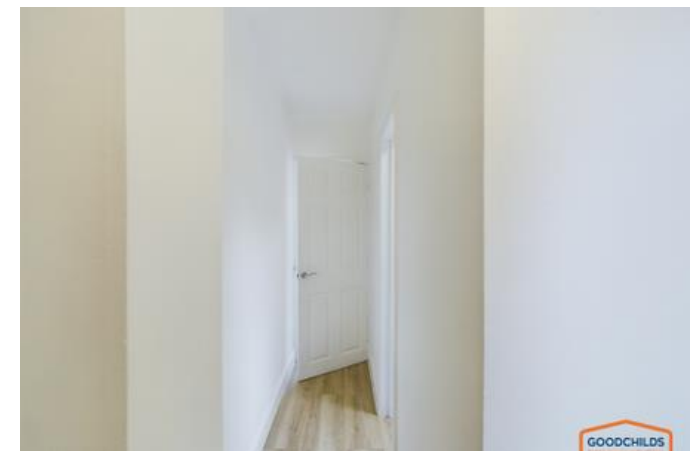


Offers in excess of £190,000



Key Features

- Popular location
- Semi detached
- Driveway
- Lounge
- Two Bedrooms
- Family Bathroom





*****IDEAL FOR FIRST TIME BUYERS AND INVESTORS***** Two bedroom house with block paved frontage located in Brownhills, popular with 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 and the nature reserves of Chasewater.

The property briefly consists of driveway, hallway entrance, lounge, kitchen, hallway leading to downstairs toilet and dining room with patio doors leading into the garden, two bedrooms and a family bathroom.

Tenure: Freehold

Council tax band: A

EPC: TBC

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

Block paved private driveway with side gate giving access to the rear.

Lounge 3.73m x 3.4m (12'2" x 11'2")

Neutrally decorated bright room with window allowing in plenty of light. Perfect for relaxing in.

Kitchen 4.31m x 2.81m (14'1" x 9'2")

Good size kitchen with fitted wall and base units. Giving access to the dining room and garden.

Dining Room 3.92m x 3.78m (12'11" x 12'5")

Dining room with patio doors leading to the garden.

Downstairs Shower room 1.39m x 2m (4'7" x 6'7")

Downstairs shower room with shower cubicle, toilet and basin, conveniently located next to the dining room.

Family Bathroom 1.71m x 1.85m (5'7" x 6'1")

Fully tiled bathroom with shower over bath, basin and w.c.

Bedroom One 3.73m x 3.41m (12'2" x 11'2")

Double bedroom located at the front of the property with built in wardrobe.

Bedroom Two 2.89m x 2.89m (9'6" x 9'6")

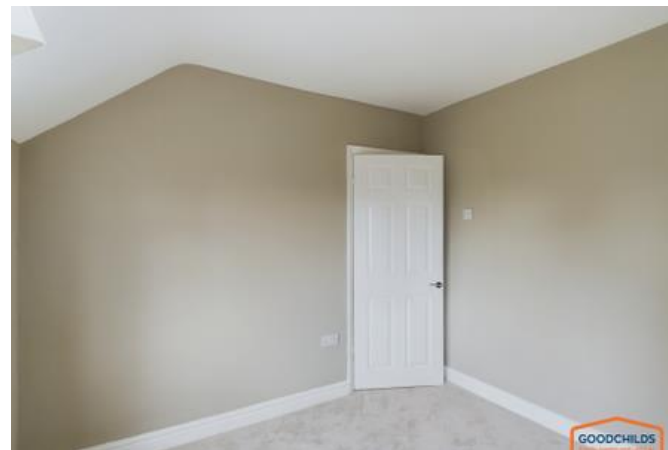
Double bedroom located at the rear of the property with a window allowing in natural light.

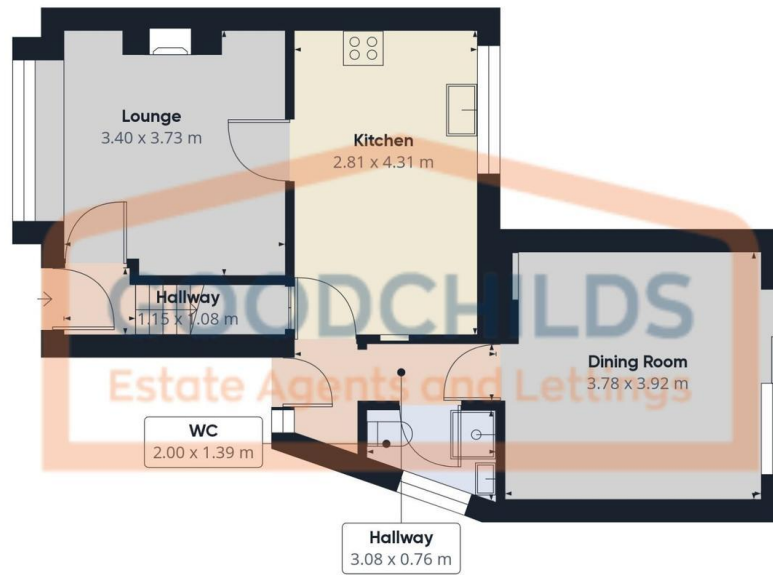
Rear Garden

Fully enclosed rear garden with block paved and lawn area, perfect for entertaining.

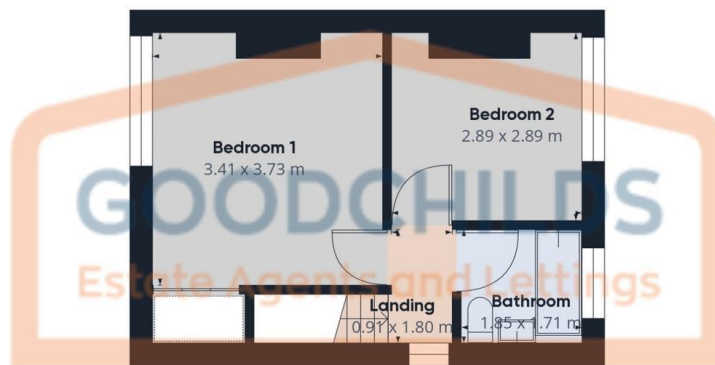








Ground floor



Floor 1



Approximate total area⁽¹⁾
72.83 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

