



Church Road, Brownhills

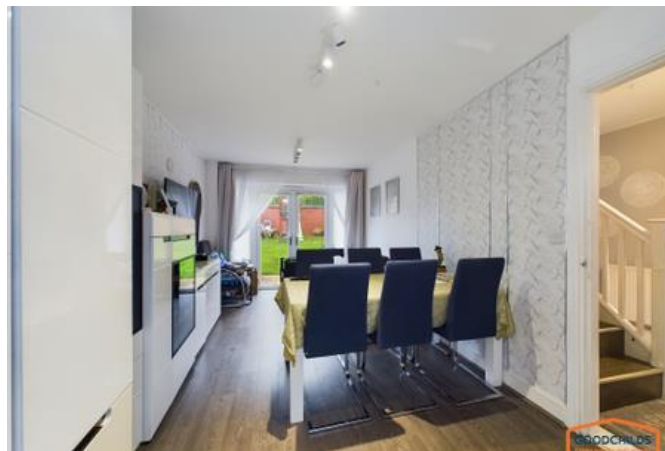


OIRO £240,000



Key Features

- Popular location
- Quiet cul-de-sac
- Three bedrooms
- Family bathroom, ensuite and guest W.C.
- Off road parking
- Enclosed rear garden
- EPC rating B
- Freehold





******FABULOUS FOR FIRST TIME BUYERS & FAMILIES****** 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, the nature reserves of Chasewater and the immense Cannock Chase.

This well presented semi detached home comprises of; entrance hallway, lounge, kitchen/diner, downstairs w.c. and on the first floor three bedrooms with the master having ensuite and a family bathroom.

Council tax band: C

EPC: B

Tenure: Freehold

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 a block paved driveway with parking for two cars.

Entrance Hallway 2.03m x 4.03m (6'8" x 13'2")

Welcoming entrance hallway giving access to the lounge, kitchen/diner, guest w.c. and stairs leading to the first floor.

Lounge 2.84m x 5.89m (9'4" x 19'4")

Neutrally decorated room having feature bay window to the front of the property and French doors at the rear of the property allowing in plenty of natural light.

Kitchen/Diner 2.75m x 5.2m (9'0" x 17'1")

Open plan area with modern fitted kitchen with matching wall and base units adjacent to the dining area. This room is neutrally decorated and has French doors leading out into the rear garden.

Bedroom One 3.07m x 2.72m (10'1" x 8'11")

Double room at the front of the property having laminate flooring and fitted wardrobes.

Ensuite 1.72m x 1.04m (5'7" x 3'5")

Positioned off the master bedroom, having shower cubicle with electric shower, basin and w.c.

Bedroom Two 2.89m x 2.82m (9'6" x 9'4")

Double bedroom positioned at the front of the property having laminate flooring and storage cupboard.

Bedroom Three 2m x 2.39m (6'7" x 7'10")

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

Family Bathroom 1.73m x 2.3m (5'8" x 7'6")

Partially tiled modern family bathroom having fitted bath, basin and w.c.

Rear Garden

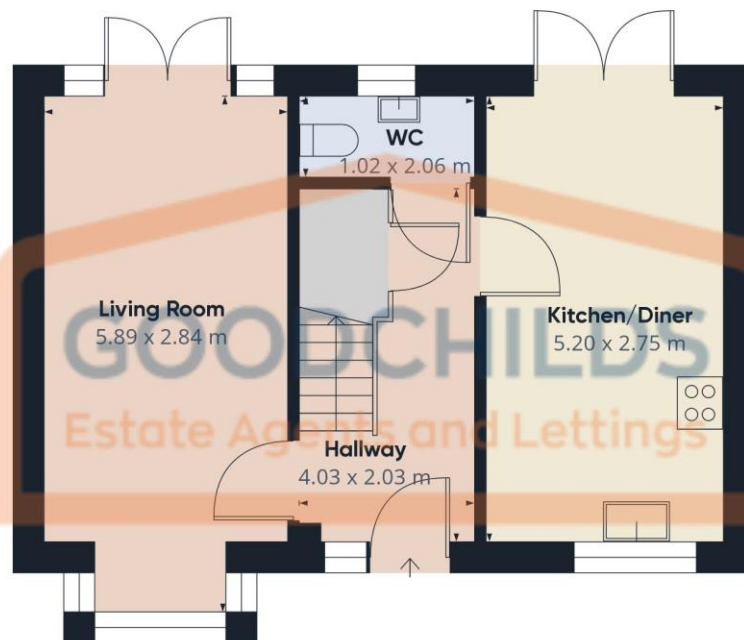
Enclosed rear garden having shed with mains power and gate giving access to the front of the property.







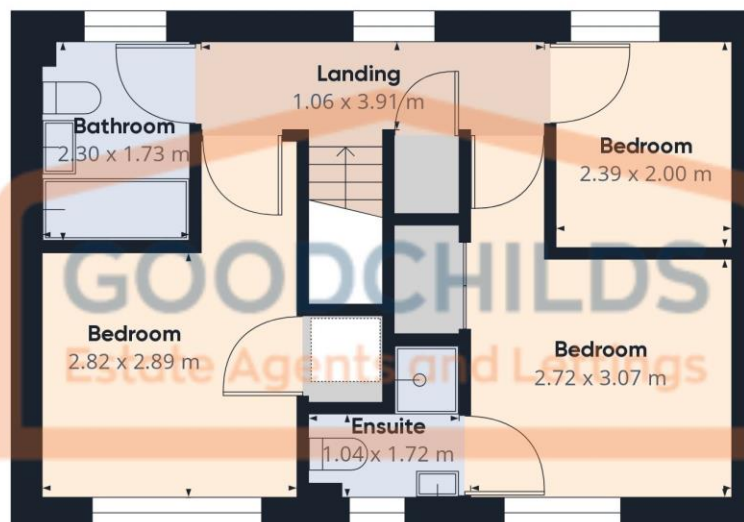




Ground floor

Approximate total area⁽¹⁾

78.3 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

