



Silver Court Gardens, Brownhills



3



2



1

£220,000



## Key Features

- Popular location
- Terraced house
- Three bedrooms
- Family bathroom and ensuite
- Close to local amenities
- Good transport links
- EPC rating B
- Freehold





**\*\*\*\*FABULOUS FOR FIRST TIME BUYERS & INVESTORS\*\*\*\*** 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 beautifully presented modern town house briefly comprises of: entrance, lounge, downstairs w.c., kitchen, two bedrooms and a family bathroom on the first floor and access to the master bedroom suite, a study and an ensuite with a double shower, basin and toilet.

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.

Successful buyers will be required to complete anti-money laundering checks. Thirdfort, will carry out the initial checks on our behalf. The non-refundable cost is £30 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale



### Frontage

Mid terraced property having off road parking for two cars.

### Lounge 3.63m x 3m (11'11" x 9'10")

Having feature window. Fitted carpets and neutrally decorated to create a lovely room to relax in.

### Kitchen/Diner 3.62m x 4.06m (11'11" x 13'4")

Modern kitchen adjacent to the dining area. This area is neutrally decorated with fitted vinyl flooring. Adjoining is the fully fitted kitchen with white units and contrasting work tops complete the look. The kitchen has integrated cooker, hob and extractor fan.

### Bedroom One 4.05m x 4.1m (13'4" x 13'6")

Located on the top floor of the property a double bedroom with storage cupboard, grey carpets, ensuite and a study space with a built in wardrobe and small storage space.

### Bedroom Two 2.37m x 4.05m (7'10" x 13'4")

Double bedroom located at the rear of the property, the room has two windows allowing in plenty of natural light. It is painted in a neutral tone with grey carpets.

### Bedroom Three 2.71m x 1.89m (8'11" x 6'2")

Located at the front of the property, single room with fitted carpets

### Family Bathroom 2.04m x 1.7m (6'8" x 5'7")

Having bath with shower fitting attached to taps, basin and w.c. Partly tiled and painted.

### Ensuite 2.17m x 1.57m (7'1" x 5'2")

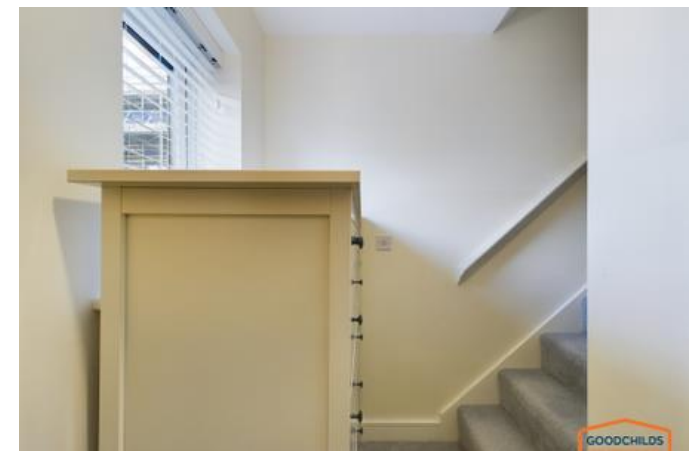
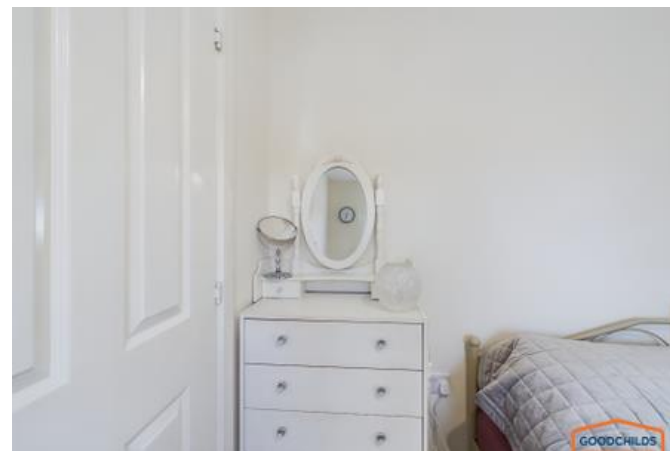
Positioned off the master bedroom, having shower cubicle with electric shower, basin and w.c.

### Rear garden

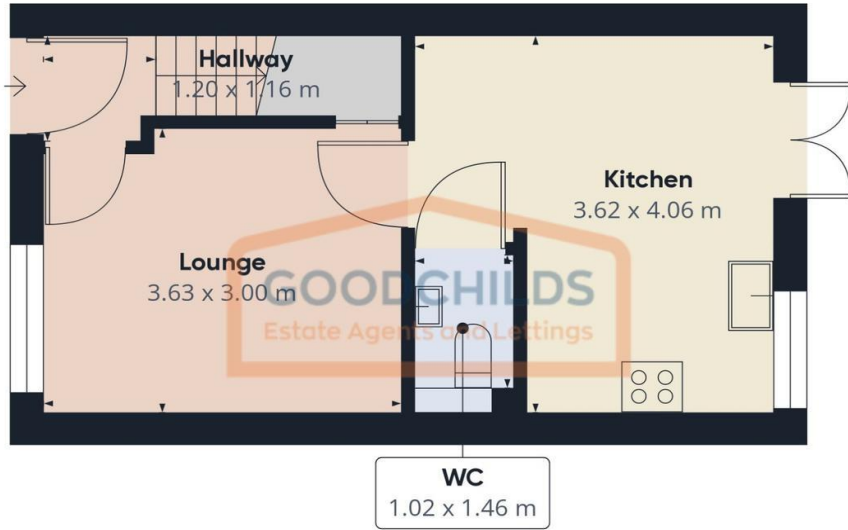
Rear garden accessed via the kitchen having patio area and a lawn with a gate to exit to the front of the property.



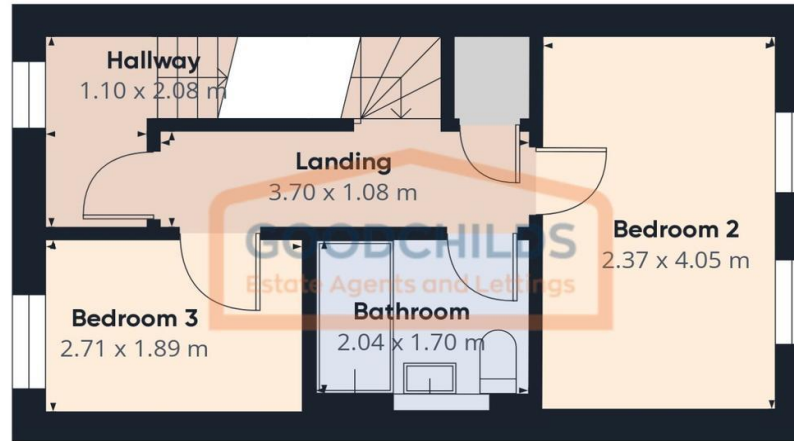








Ground floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

81.17 m<sup>2</sup>

Reduced headroom

1.88 m<sup>2</sup>

(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		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

