



Whitehorse Road, Brownhills



OIRO £179,950



Key Features

- Popular location
- Terraced property
- Open plan living space
- Two bedrooms
- Loft room
- Driveway
- Brick built outbuilding/office
- EPC rating TBC
- Freehold





**** TWO BEDROOM HOUSE WITH FURTHER LOFT ROOM - IDEAL FOR FIRST TIME BUYERS AND INVESTORS**** This mid terrace property is located in a desirable area of Brownhills close to 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 with its watersports, visitors centre and the immense Cannock Chase which offers many outdoor activities.

The property briefly comprises of entrance hallway, lounge and large kitchen. To the first floor are two bedrooms and family bathroom. In addition, the property benefits from a further loft room, gas central heating, double glazing, off road parking and rear garden.

Early viewing is highly recommended for this home.

Tenure: Freehold

EPC: TBC

Council tax band: A

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

Having driveway for two vehicles and path leading to the front entrance door and also side entry into the rear garden.

Lounge 4.32m x 7.33m (14'2" x 24'0")

Large lounge with bay window allowing in plenty of natural light and beautiful brick features.

Kitchen 3.96m x 4.16m (13'0" x 13'7")

Large Kitchen with matching wall and base units and patio doors into the rear garden.

Bedroom One 4.21m x 3.23m (13'10" x 10'7")

Double bedroom positioned to the front of the property with large window allowing plenty of natural light.

Bedroom Two 2.79m x 3.95m (9'2" x 13'0")

Double bedroom at the rear of the property over looking the rear garden.

Family Bathroom 2.37m x 2.95m (7'10" x 9'8")

Large family bathroom having bath, separate shower cubicle with electric shower, basin and w.c.

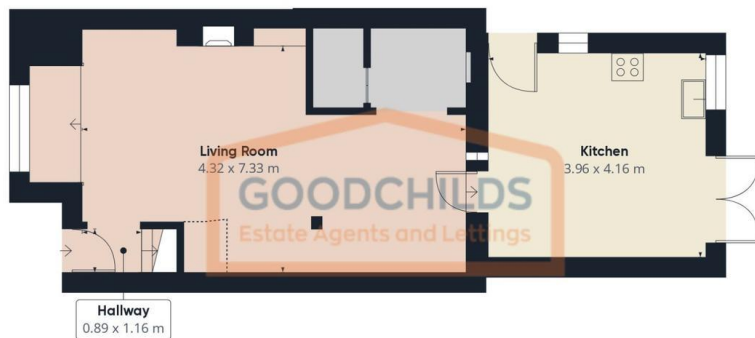
Loft Room 5.23m x 3.66m (17'2" x 12'0")

Having fixed staircase, electrics and pivot roof window, the perfect space to be used as an additional bedroom or office.

Rear Garden

Enclosed rear garden having large patio area, side gate for access to the front of the property and at the top of the garden a brick built outbuilding benefitting from a uPVC door, windows and mains power.





Ground floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

102.47 m²

Reduced headroom

9.18 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

