



GOODCHILD'S
Estate Agents and Lettings

St. Marks Road, Brownhills



Offers in excess of £259,995



Key Features

- Popular location
- Semi detached
- Three bedrooms
- Open plan lounge and diner
- Kitchen and separate utility
- Garage and driveway
- EPC rating D
- Freehold





****Popular location - well presented three bedroom semi-detached house**** on the Shire Oak/Brownhills border, near to the ever popular Aldridge village with it's boutiques, banks, good schools, eateries, parks, shops and transport links. Amongst the local sports and recreational facilities is the Oak Park Active Leisure centre and the fabulous Fairlawns hotel, spa and health centre which is just a short drive away. Transport links the area to the towns of Cannock, Lichfield, Walsall and offers access to the M6 motorway and toll road.

This three bedroom property briefly consists of; porch, hallway, lounge and dining area, kitchen, utility, three bedrooms, family bathroom, enclosed rear garden and garage.

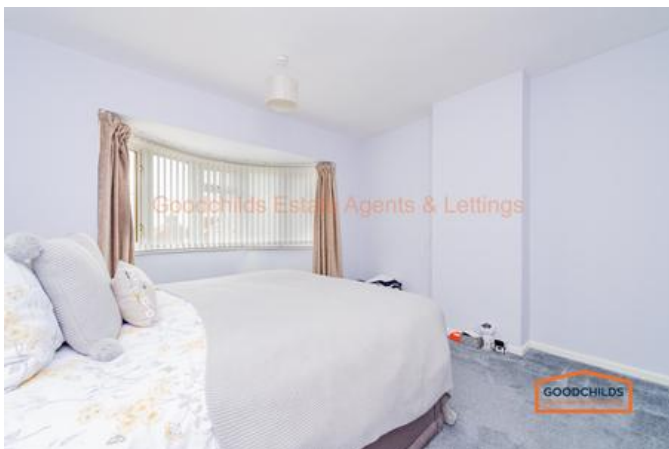
Tenure: Freehold

EPC: D

Council tax band: B

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. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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 block paved driveway offering parking for several vehicles and giving access to the porch entrance and garage.

Lounge/Dining Room 7.08m x 3.34m (23'2" x 11'0")

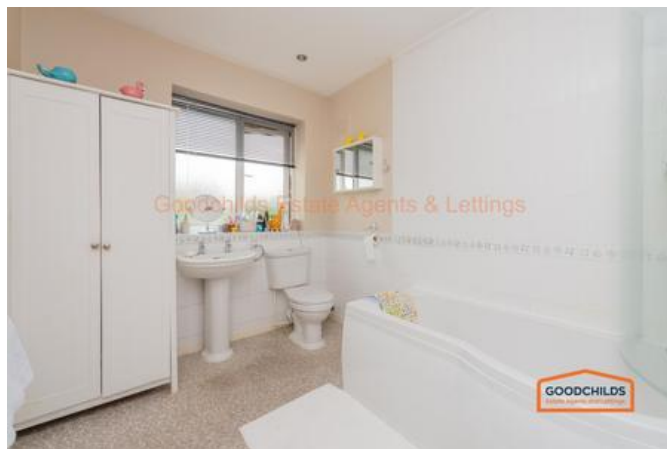
Large open plan lounge and dining room with bay window to the front and patio door to the rear giving access to the garden and allowing in plenty of natural light.

Kitchen 3.29m x 2.26m (10'10" x 7'5")

Positioned at the rear of the property having matching wall and base units with contrasting work tops, integrated oven and hob and large window overlooking the rear garden.

Utility 2.32m x 2.2m (7'7" x 7'2")

Separate utility having a sink and space for appliances and access to the garage and rear garden.



Bedroom One 3.32m x 3.69m (10'11" x 12'1")

Double bedroom at the front of the property with fitted carpets and large bay window allowing in plenty of natural light.

Bedroom Two 3.62m x 3.29m (11'11" x 10'10")

Double bedroom at the rear of the property with fitted carpets and window overlooking the rear garden.

Bedroom Three 1.85m x 1.95m (6'1" x 6'5")

Single bedroom positioned at the front of the property.

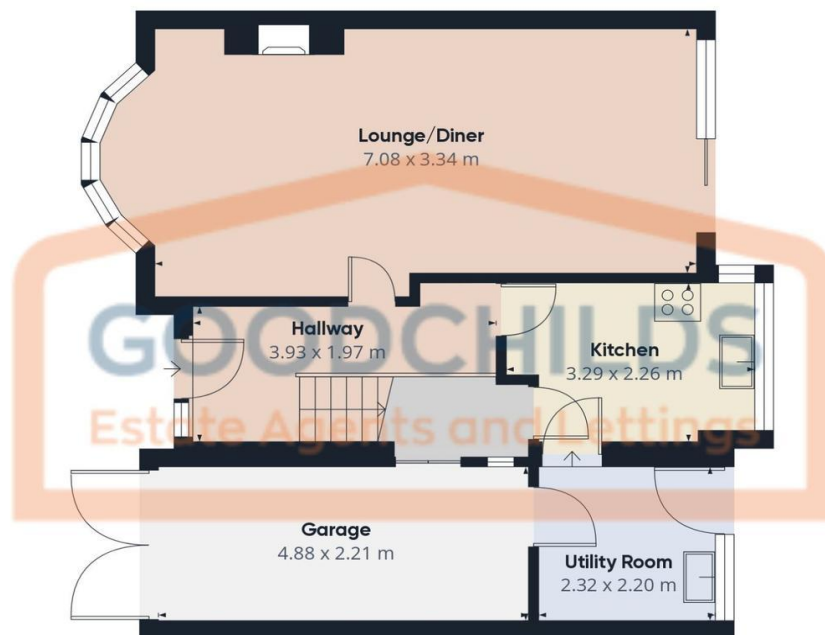
Family Bathroom 2.65m x 2.28m (8'8" x 7'6")

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

Rear Garden

Enclosed rear garden having patio and lawn area.





Ground floor

Approximate total area⁽¹⁾
94.96 m²



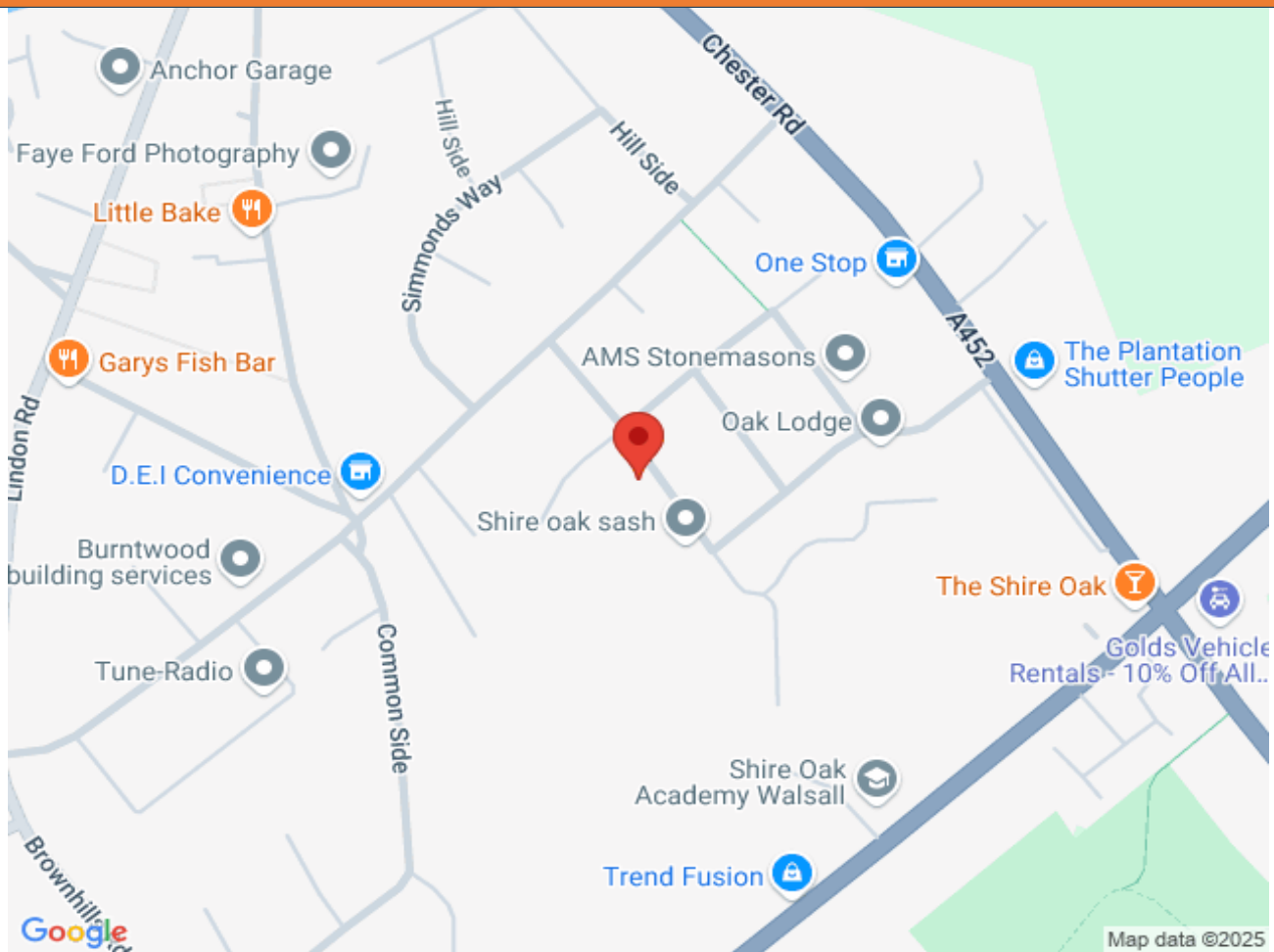
Floor 1

(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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

