



Sadler Road, Brownhills



3



1



2



Offers in excess of £245,000



## Key Features

- Popular location
- Detached family home
- Very well presented throughout
- Two receptions rooms
- Modern fitted Kitchen
- Three bedrooms
- EPC rating C
- Freehold





\*\*\*\*IDEAL FOR FIRST TIME BUYERS AND FAMILIES\*\*\*\* 3 bedroom detached home with private garden and front driveway. Located in a popular area, ideal for families and commuters with good local schools and transport links to Aldridge, Cannock, Lichfield and Walsall. For nature lovers, close by are the Brownhills Commons, the nature reserves of Chasewater, offering various water activities and the immense Cannock Chase.

The property briefly comprises of; entrance hallway, lounge, dining room, fitted kitchen, conservatory, three bedrooms, shower room, private garden, garage, driveway and benefits from newly fitted combi boiler and double glazing throughout.

Early viewing is highly recommended.

Tenure: Freehold

Council Tax: C

EPC: C

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

Detached property with block paved driveway offering parking and giving access to the front entrance and garage.

### Lounge 3.32m x 4.33m (10'11" x 14'2")

Positioned at the rear of the property having patio door leading to the conservatory.

### Dining Room 3.01m x 2.44m (9'11" x 8'0")

Positioned at the front of the property having bow window allowing in plenty of natural light and an open archway into the kitchen.

### Kitchen 2.43m x 4.26m (8'0" x 14'0")

Newly fitted modern Kitchen having matching wall and base units with contrasting work tops and integrated oven, hob and extractor.

### Conservatory 2.65m x 3.4m (8'8" x 11'2")

Having newly fitted warm roof and French doors out into the rear garden, the perfect space to relax in.

### Garage 5.02m x 2.41m (16'6" x 7'11")

Having PVC door to the front and rear and newly fitted flat rubber roof.









### Bedroom One 3.39m x 4.35m (11'1" x 14'4")

Large double bedroom having two windows allowing in plenty of natural light and offering views of the rear garden.

### Bedroom Two 3.18m x 2.15m (10'5" x 7'1")

Double bedroom at the front of the property with views of the fields.

### Bedroom Three 2.26m x 2.15m (7'5" x 7'1")

Single bedroom at the front of the property benefiting from built in wardrobe.

### Shower Room 2.36m x 2.33m (7'8" x 7'7")

Fully tiled shower room having walk in show with mains rainfall shower, vanity basin and w.c.

### Rear Garden

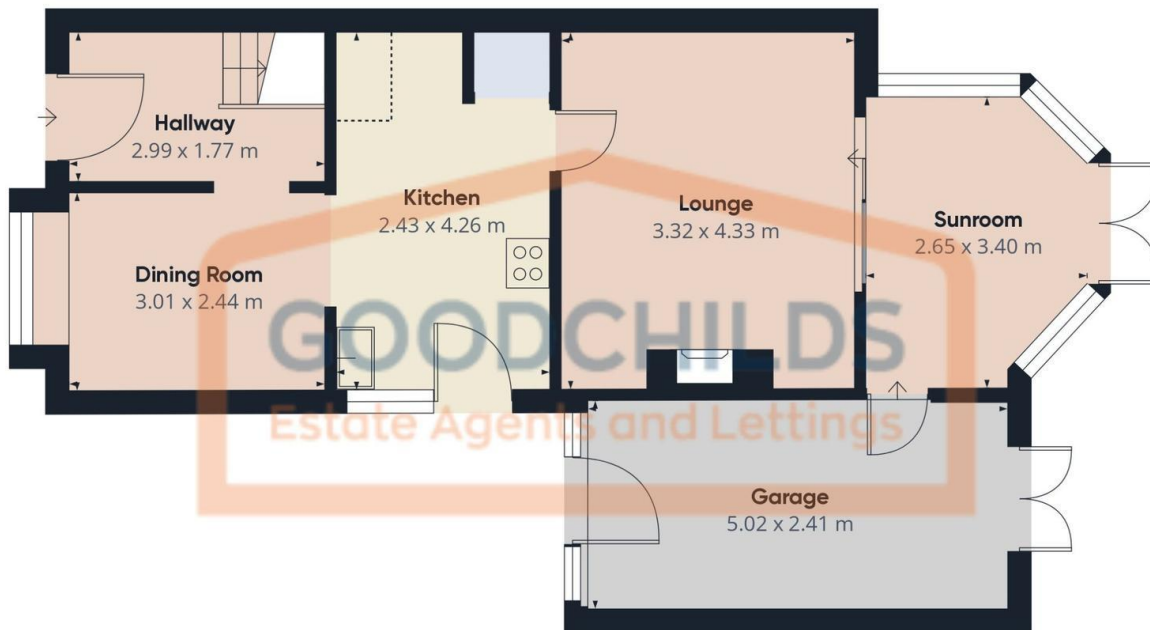
Large enclosed rear garden having patio area and step up to the lawn area.











Ground floor



Floor 1



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

94.94 m<sup>2</sup>

**Reduced headroom**

0.57 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

