



Commonside, Brownhills



2



1



2

Offers in excess of £165,000



Key Features

- Popular location
- Two reception rooms
- Two bedrooms
- Converted attic room
- Private enclosed garden
- Off road parking for 4 vehicles
- EPC rating E
- Freehold





**** - POPULAR LOCATION - **** 2 bedroom end terrace house with attic conversion, and large back garden located in Brownhills close to the ever popular Aldridge area, sought after for it's village with boutiques, banks, good schools, eateries, parks, shops and transport links. Amongst the local sports and recreational facilities are the Oak Park Leisure centre and the fabulous Fairlawns hotel, spa and health centre which is just a short drive away.

The property briefly comprises; two reception rooms, fitted kitchen and a downstairs bathroom. Upstairs on the first floor are 2 bedrooms and another staircase leading to the attic converted room. The property benefits from an enclosed courtyard area, off road parking for 4 vehicles and an enclosed private garden.

Early viewing is highly recommended.

Tenure: Freehold

Council tax band: A

EPC: E

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

Traditional end of terrace property with low maintenance gravelled frontage and path alongside the property leading to a gate accessing the rear courtyard area.

Lounge 3.4m x 3.61m (11'2" x 11'10")

Reception room with direct access from the front of the property having large window allowing in plenty of natural light.

Dining room 4.38m x 3.68m (14'5" x 12'1")

Large second reception room having window overlooking the courtyard and having staircase leading to the first floor.

Kitchen 2.84m x 2.14m (9'4" x 7'0")

Fitted Kitchen having matching wall and base units with integrated double oven, hob and extractor and space for several appliances.

Bathroom 2.8m x 1.78m (9'2" x 5'10")

Partially tiled bathroom having mains shower over bath, built in vanity basin and W.C.

Bedroom one 3.43m x 3.58m (11'4" x 11'8")

Large double bedroom at the front of the property with large window letting in plenty of natural light.

Bedroom two 3.4m x 3.59m (11'2" x 11'10")

Large double bedroom at the rear of the property with large window letting in plenty of natural light and over looking the rear garden areas. From this bedroom is also access to the converted attic room.

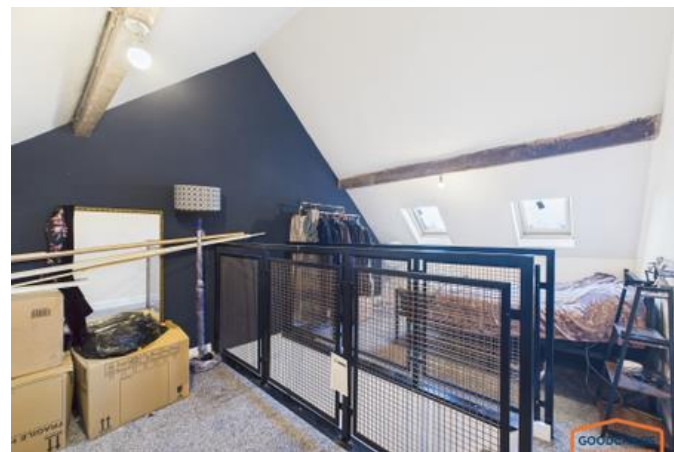
Attic room 5.1m x 3.14m (16'8" x 10'4")

Newly converted attic having ample space for a double bed and additional furniture.

Outdoor areas

Directly accessed from the property is the low maintenance enclosed courtyard area having a gate leading to a gravelled area where there is space for parking for up to 4 vehicles. From the parking area is an enclosed private garden with large lawn area.









Ground floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
78.75 m²

Reduced headroom
3.45 m²

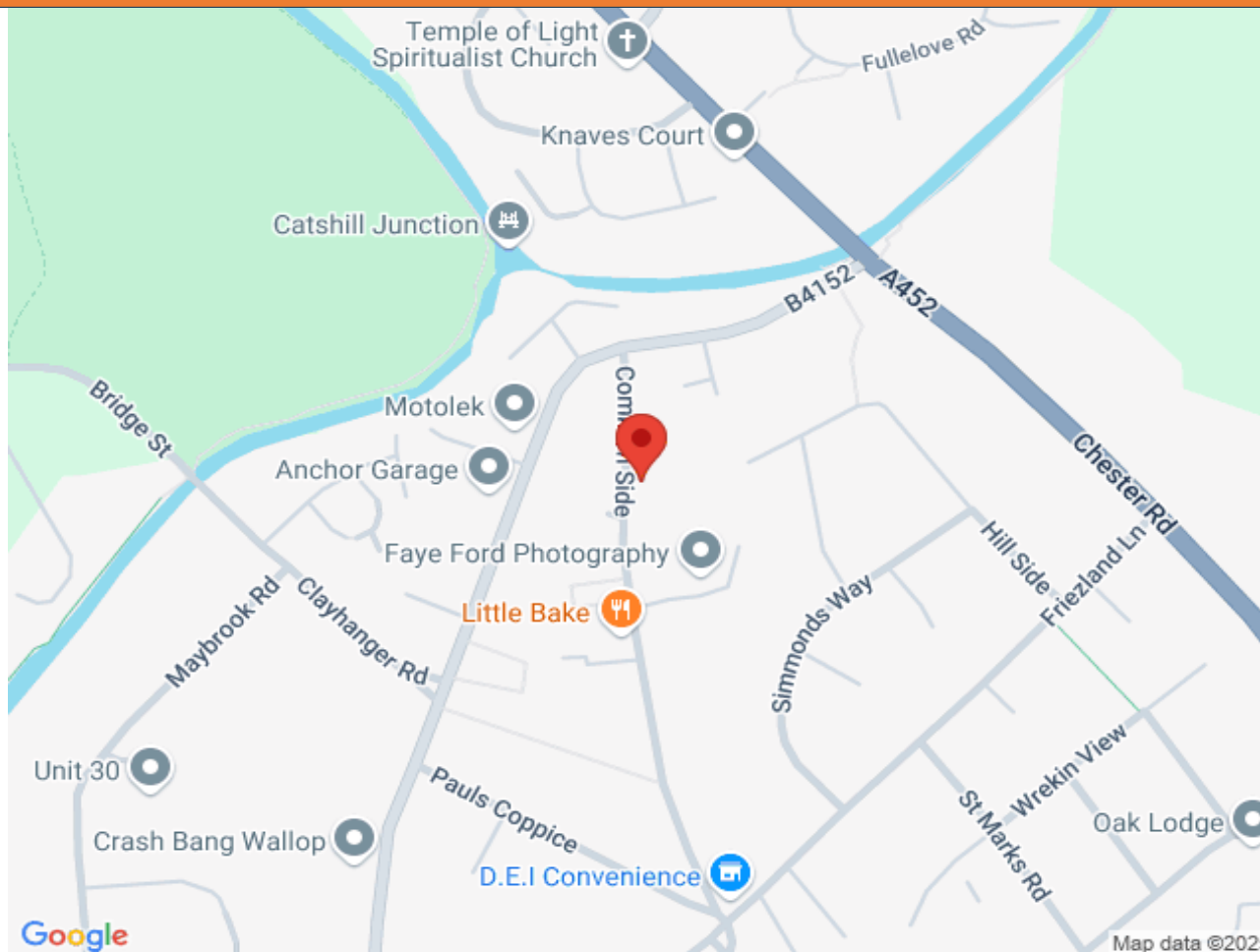
(1) Excluding balconies and terraces

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 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		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

