



Cherwell Drive, Brownhills





Offers in excess of £175,000



## Key Features

- Popular location
- Three bedrooms
- Family bathroom
- Downstairs W.C.
- Large kitchen
- Enclosed rear garden
- EPC rating D
- Freehold





\*\*\*\*\*THREE BEDROOM FAMILY HOME\*\*\*\*  
 Situated in a popular area with good local schools, nature reserves including the picturesque Chasewater Country Park, shops and transport links. This family property will be a hit with both families and commuters alike.

The property briefly comprises; porch entrance, fitted kitchen, downstairs w.c. Upstairs is three bedrooms and the family bathroom. The property benefits from an enclosed rear garden and driveway offering parking for several vehicles.



Early viewing is highly recommended.

Tenure: Freehold

Council tax band: A

EPC: D



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 a gravelled driveway with parking for several cars and path leading to the porch entrance.

## Hallway 1.76m x 7.29m (5'10" x 23'11")

Entrance hallway giving access to the kitchen, lounge and first floor and benefiting from downstairs W.C.

## Kitchen 4.01m x 3.17m (13'2" x 10'5")

Large kitchen positioned at the front of the property having matching wall and base units and integrated oven, hob and extractor.

## Lounge 4.1m x 3.99m (13'6" x 13'1")

Positioned at the rear of the property having large window allowing in plenty of natural light and offering views of the rear garden.

## Bedroom one 3.14m x 3.52m (10'4" x 11'6")

Double bedroom positioned at the front of the property.

## Bedroom two 3.09m x 3.63m (10'1" x 11'11")

Double bedroom positioned at the rear of the property.

## Bedroom three 2.72m x 2.68m (8'11" x 8'10")

Sizeable single bedroom positioned at the rear of the property benefitting from built in storage cupboard.

## Family bathroom 2.72m x 1.71m (8'11" x 5'7")

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

## Rear garden

Enclosed rear garden having a patio, lawn area and path leading to rear gate. The garden also benefits from brick built storage.









Ground floor



Floor 1



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

84.83 m<sup>2</sup>

Reduced headroom

0.35 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		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

