



Mill Road, Brownhills



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Offers over £209,995



## Key Features

- Popular location
- Semi detached property
- Three bedrooms
- Family bathroom, ensuite and downstairs w.c.
- Kitchen/diner
- Off road parking
- EPC rating D
- Freehold





\*\*\*\*\*IDEAL FOR FIRST TIME BUYERS AND INVESTORS - THREE BEDROOM FAMILY HOME  
 \*\*\*\*\*Located in Brownhills, an area ideal for families and commuters with 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 and the immense Cannock Chase.

The property briefly consists of: driveway, hall, downstairs w.c., lounge, kitchen/diner, rear garden, three bedrooms with master having ensuite shower room and family bathroom and benefits from a newly fitted boiler February 2025 with 5 year warranty and boarded loft with light and fixed ladder access. Early viewing is highly recommended.

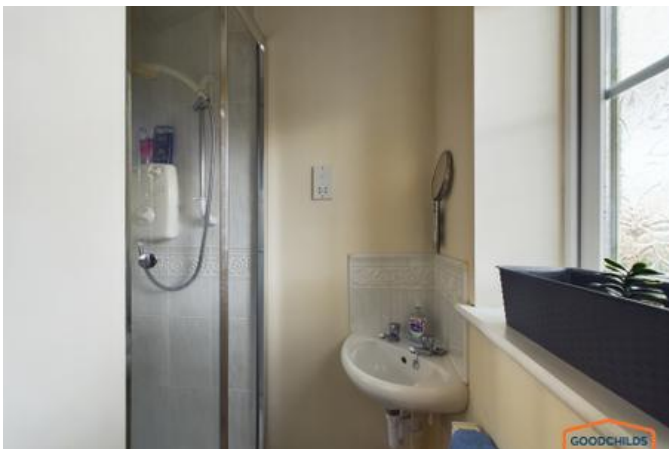
Tenure: Freehold

Council tax: B

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 large driveway with parking for several cars.

### Hallway 1.38m x 1.46m (4'6" x 4'10")

Having w.c. conveniently located off the hallway.

### Lounge 4.07m x 5.48m (9'10" x 17'10")

With window to the front and under stairs storage cupboard. Leads to the kitchen/diner.

### Kitchen 4.07m x 2.36m

With fitted wall and base units, space for a table and chairs, patio doors lead to the garden.

### Bedroom one 3.23m x 3.14m (10'10" x 10'5")

Located to the front with fitted cupboards and en-suite shower room.

### Ensuite shower room 0.7m x 1.46m (2'4" x 4'10")

Located off the master bedroom having basin and shower cubicle with electric shower.

### Bedroom two 2.81m x 2.33m (8'4" x 8'10")

Situated at the rear with fitted wardrobes.

### Bedroom three 2.81m x 1.63m (5'11" x 9'4")

A single room at the rear of the property.

### Family bathroom 2.15m x 1.70m (7'1" x 5'8")

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

### Rear garden

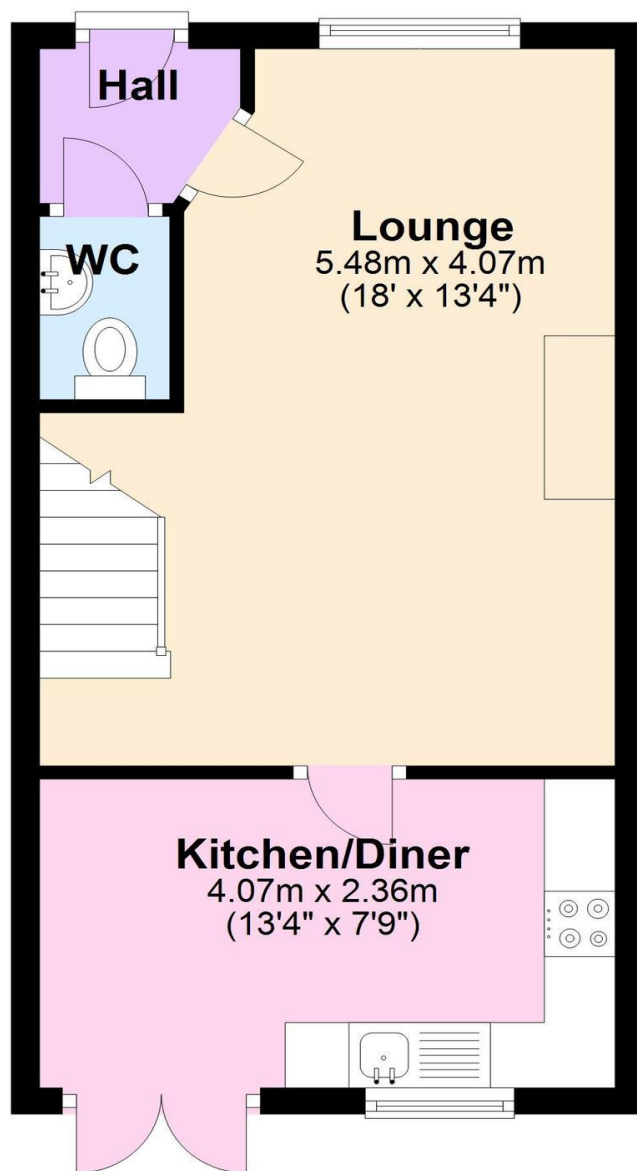
Good sized garden with two sheds.





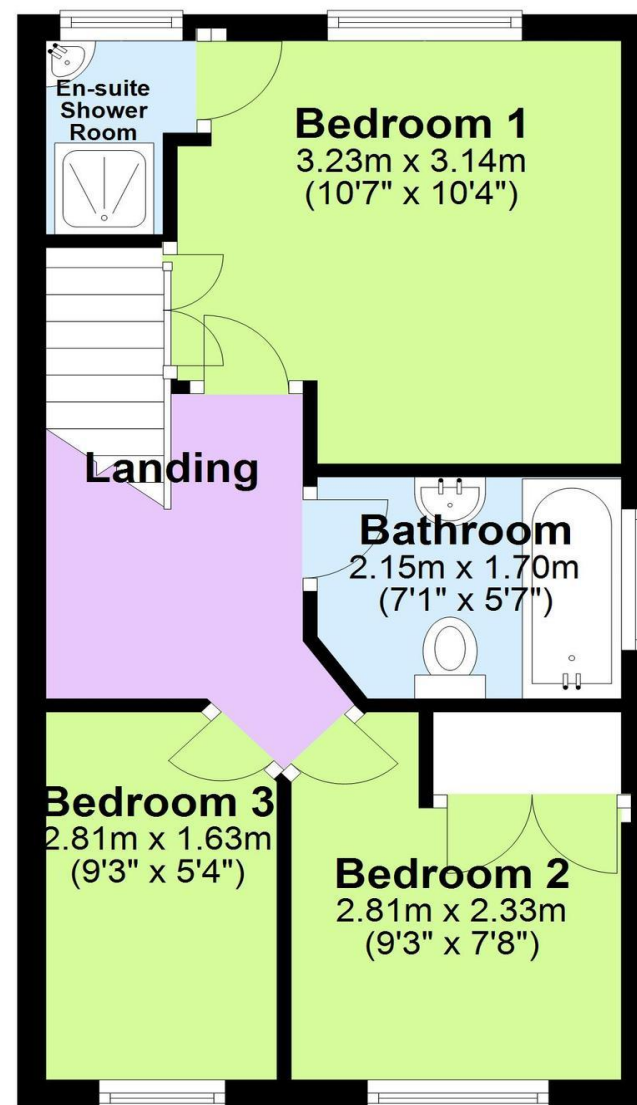
## Ground Floor

Approx. 32.3 sq. metres (347.7 sq. feet)

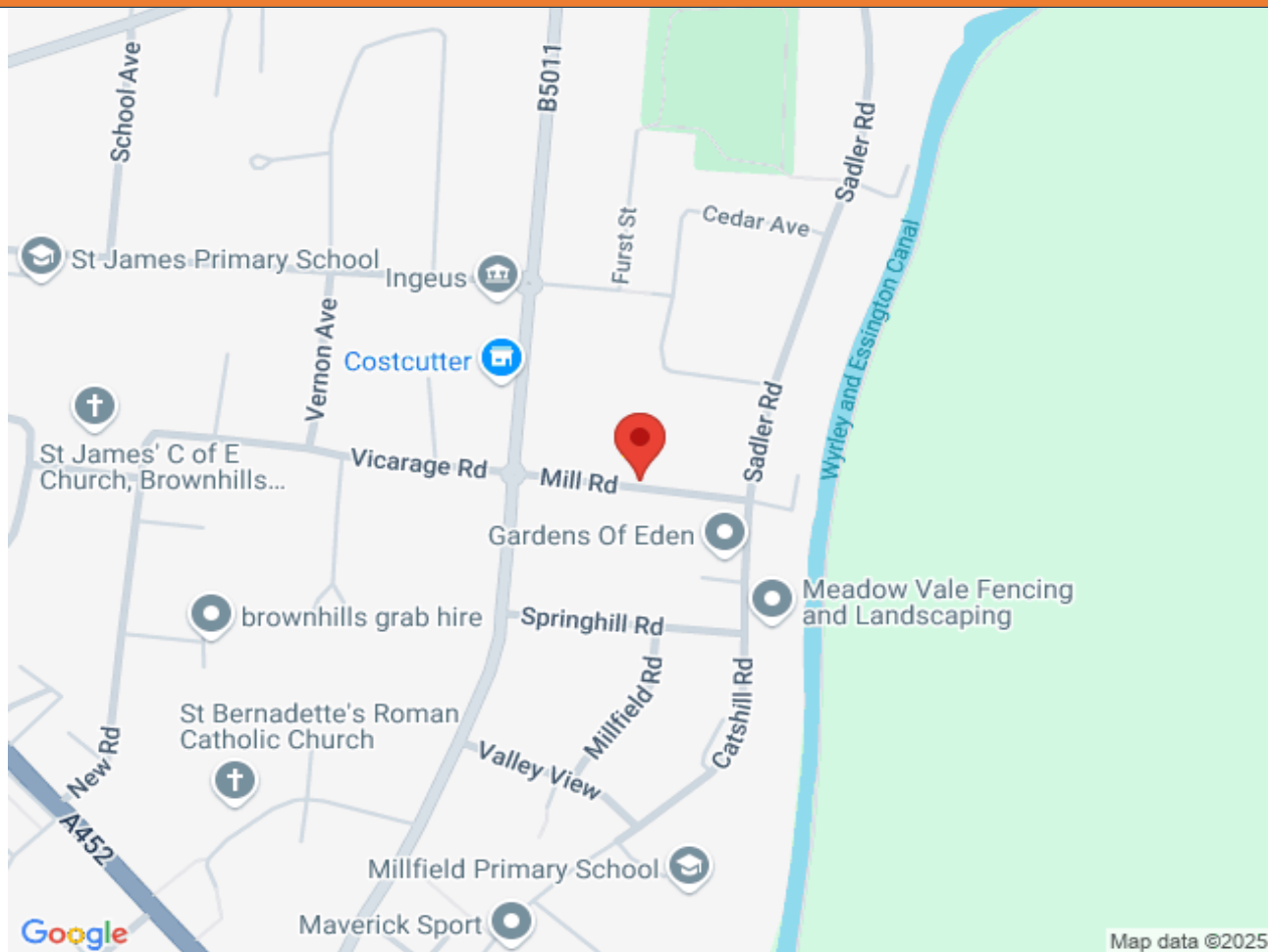


## First Floor

Approx. 32.3 sq. metres (347.7 sq. feet)



Total area: approx. 64.6 sq. metres (695.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

