



Lindon Drive, Brownhills



OIRO £225,000



Key Features

- Popular location
- Lovely family home
- Three bedrooms
- Large kitchen
- Family bathroom and downstairs w.c.
- Enclosed garden
- EPC rating C
- Freehold





****FABULOUS FOR FIRST TIME BUYERS & FAMILIES**** Located in Brownhills, popular with 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.

This property briefly consists of; entrance hallway, lounge, large kitchen, downstairs w.c., three bedrooms and family bathroom and benefits from gas central heating and double glazing throughout and off road parking.

Council tax band: B

EPC: C

Tenure: Freehold

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.

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 £39 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.





Frontage

Having lawn area and path leading to the property. There is a tarmac driveway offering off road parking.

Lounge

Located at the front of property access off the entrance hallway and leading through to the Kitchen.

Kitchen

Large fitted kitchen having matching wall and base units and integrated oven, hob and extractor. There is also ample space for a dining table.

Downstairs w.c.

At the rear of the property located off the rear hall is a downstairs w.c. with basin.

Bedroom one

Double bedroom at the rear of the property with large window letting in plenty of natural light and overlooking the rear garden.

Bedroom two

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

Bedroom three

Single bedroom located at the front of the property.

Family bathroom

Fully tiled bathroom having electric shower over bath and built in vanity basin and w.c.

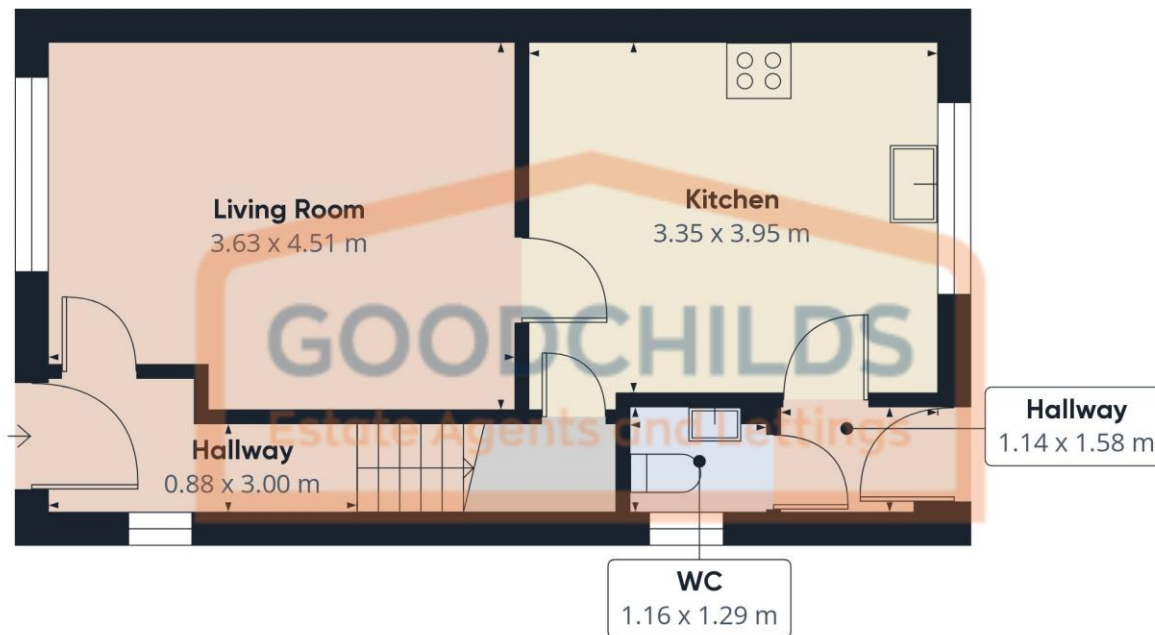
Rear garden

Beautifully presented garden having patio area, decking area and lawn. There is a gate to the side of the property giving access to the front.



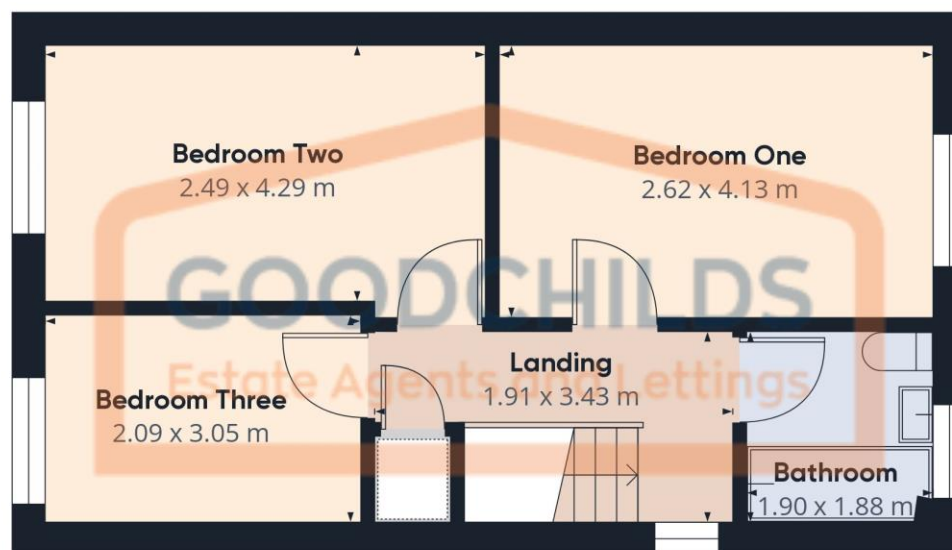






Ground floor

Approximate total area⁽¹⁾
73.93 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.

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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		

