



Anglesey Road, Brownhills



3



1



2

Offers in excess of £265,000



Key Features

- Popular location
- Beautifully presented
- Three bedrooms
- Open plan lounge diner
- Kitchen and separate utility
- Garage and driveway
- EPC rating D
- Freehold





**** THREE BEDROOM SEMI DETACHED HOUSE - IDEAL FOR FIRST TIME BUYERS/FAMILIES**** This beautifully presented semi detached property is located in a desirable area of Brownhills close to 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 with its watersports, visitors centre and the immense Cannock Chase which offers many outdoor activities.

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.



The property briefly comprises of entrance hallway, open plan lounge and diner, conservatory, kitchen, separate utility and garage. To the first floor are three bedrooms and a family bathroom. In addition the property benefits from gas central heating with a newly installed boiler, double glazing, off road parking and large rear garden.

Early viewing is highly recommended for this lovely family home.

Tenure: Freehold

EPC: D

Council tax band: B







Frontage

Having lawn area and driveway offering parking for 2 vehicles and giving access to the garage.

Lounge Diner 3.35m x 7.46m (11'0" x 24'6")

Large open plan lounge and dining area accessed off the hallway and has large bay window letting in plenty of natural light. The conservatory is located off the lounge area via patio door.

Conservatory 2.42m x 4.01m (7'11" x 13'2")

Large conservatory with French doors leading out into the rear garden, the perfect space to relax.

Kitchen 2.2m x 2.34m (7'2" x 7'8")

Beautiful bright Kitchen having matching wall and base units and integrated oven, hob, extractor and dishwasher.

Utility 1.79m x 2.57m (5'11" x 8'5")

Separate utility room with matching wall and base units and space with plumbing for a washing machine. The utility area gives access to both the rear garden and garage.



Bedroom One 3.04m x 4.02m (10'0" x 13'2")

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

Bedroom Two 3.35m x 3.32m (11'0" x 10'11")

Double bedroom positioned at the rear of the property with window offering views of the rear garden.

Bedroom Three 2.06m x 2.41m (6'10" x 7'11")

Single bedroom positioned at the front of the property.

Family Bathroom 2.18m x 2.33m (7'2" x 7'7")

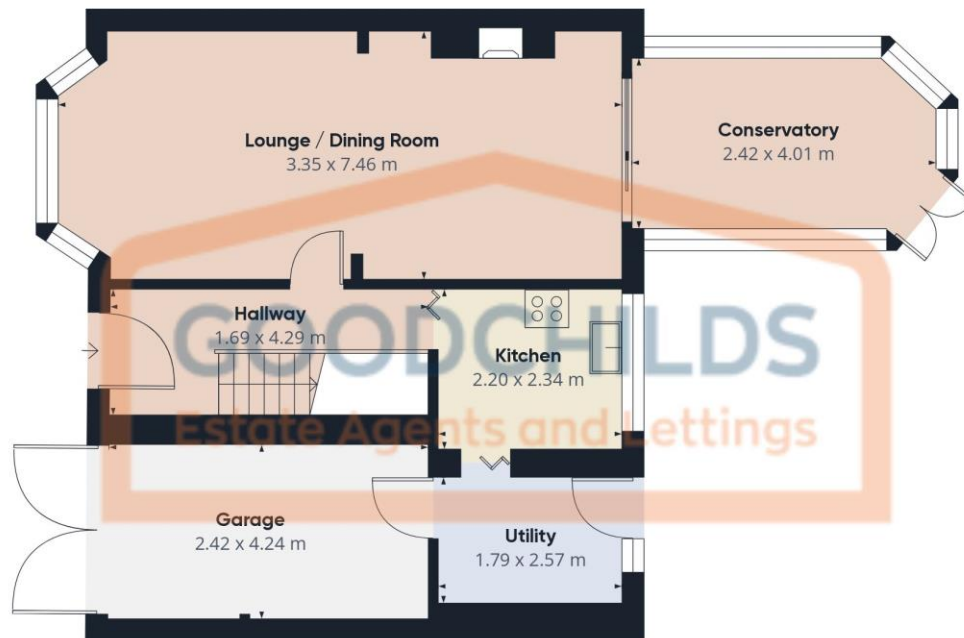
Partially tiled bathroom having mains shower over bath, and built in vanity basin and w.c.

Rear Garden

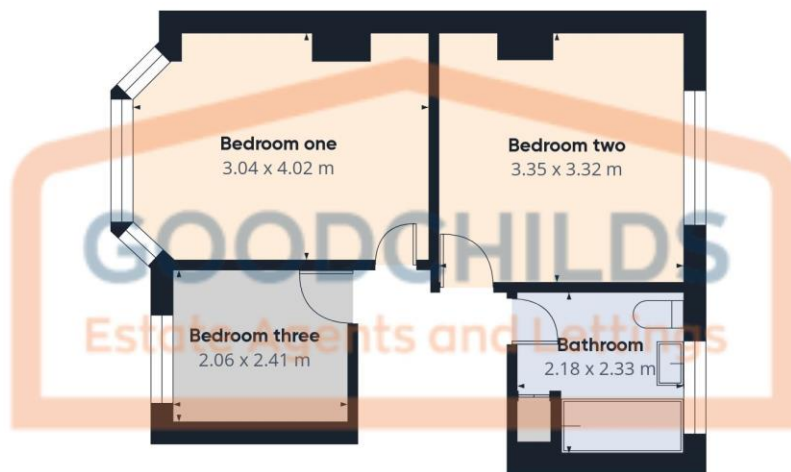
Large enclosed rear garden with patio area, large lawn area and lots of mature shrubs.







Ground floor



Floor 1



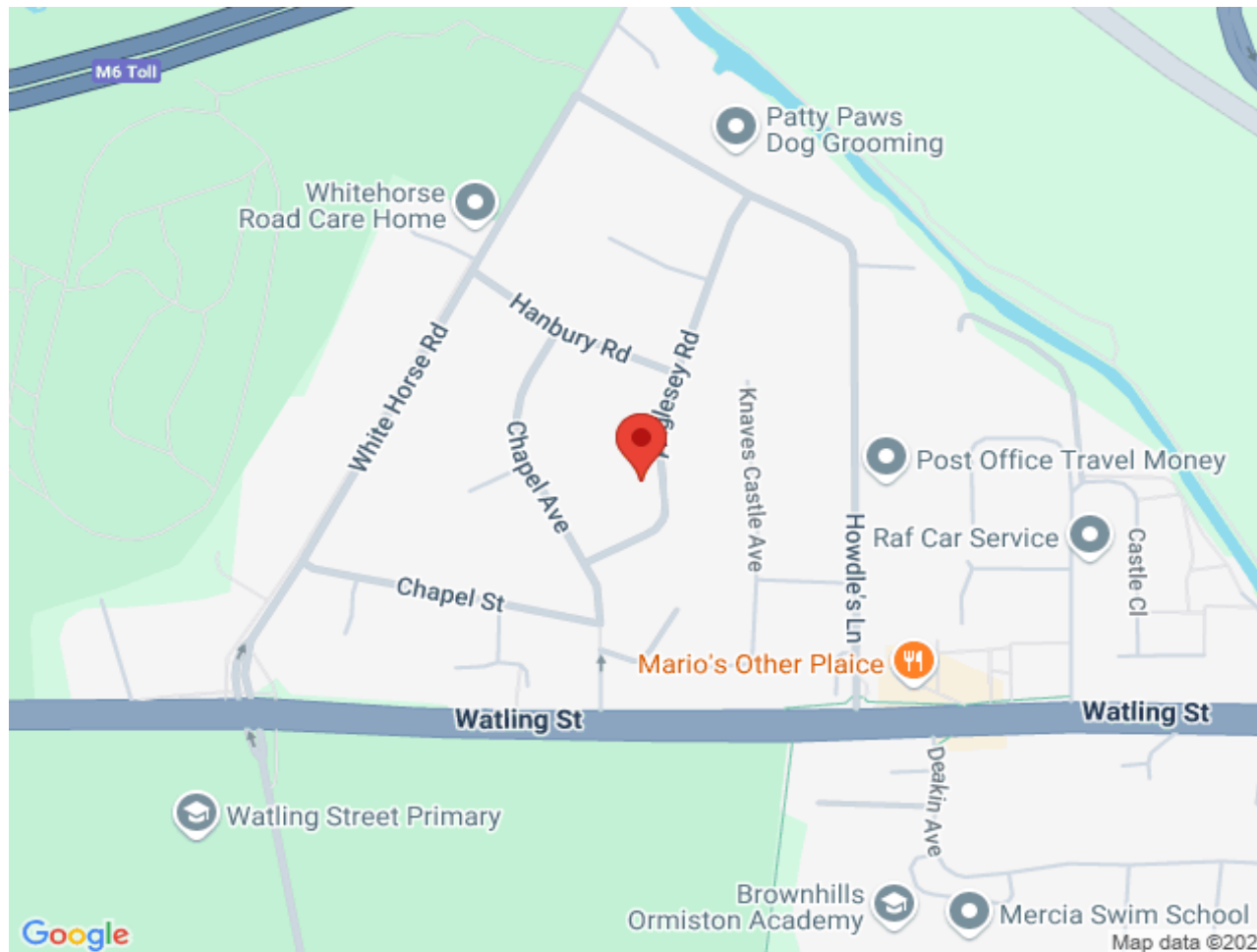
Approximate total area⁽¹⁾
93.97 m²

(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.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

