



Lindon Drive, Brownhills



3



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2

OIRO £180,000



Key Features

- Popular location
- Family home
- Three bedrooms
- Fitted kitchen
- Family shower room
- Enclosed garden
- EPC rating E
- Freehold





****FABULOUS FOR FIRST TIME BUYERS & INVESTORS**** 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 double block paved driveway giving access to the porch entrance and side gate.

Lounge 3.29m x 3.82m (10'10" x 12'6")

Located at the front of property with open archway from the dining room.

Dining room 3.28m x 2.35m (10'10" x 7'8")

Located at the rear of property with views of the rear garden and open archway leading the the lounge.

Kitchen 2.59m x 3.13m (8'6" x 10'4")

Fitted kitchen having integrated oven, hob and extractor and door leading out into the rear garden.



Bedroom one 3.23m x 3.58m (10'7" x 11'8")

Large double bedroom located at the front of the property.

Bedroom two 3.58m x 2.57m (11'8" x 8'5")

Double bedroom at the rear of the property with views of the rear garden.

Bedroom three 1.77m x 2.67m (5'10" x 8'10")

Single bedroom at the front of the property with built in storage cupboard.

Shower room 2.34m x 1.65m (7'8" x 5'5")

Fully panelled shower room with double walk in shower cubicle with electric shower, vanity basin unit and w.c.

Rear garden

Having large patio area with step up to the lawn area and brick built storage cupboard.





Ground floor



Floor 1



Approximate total area⁽¹⁾

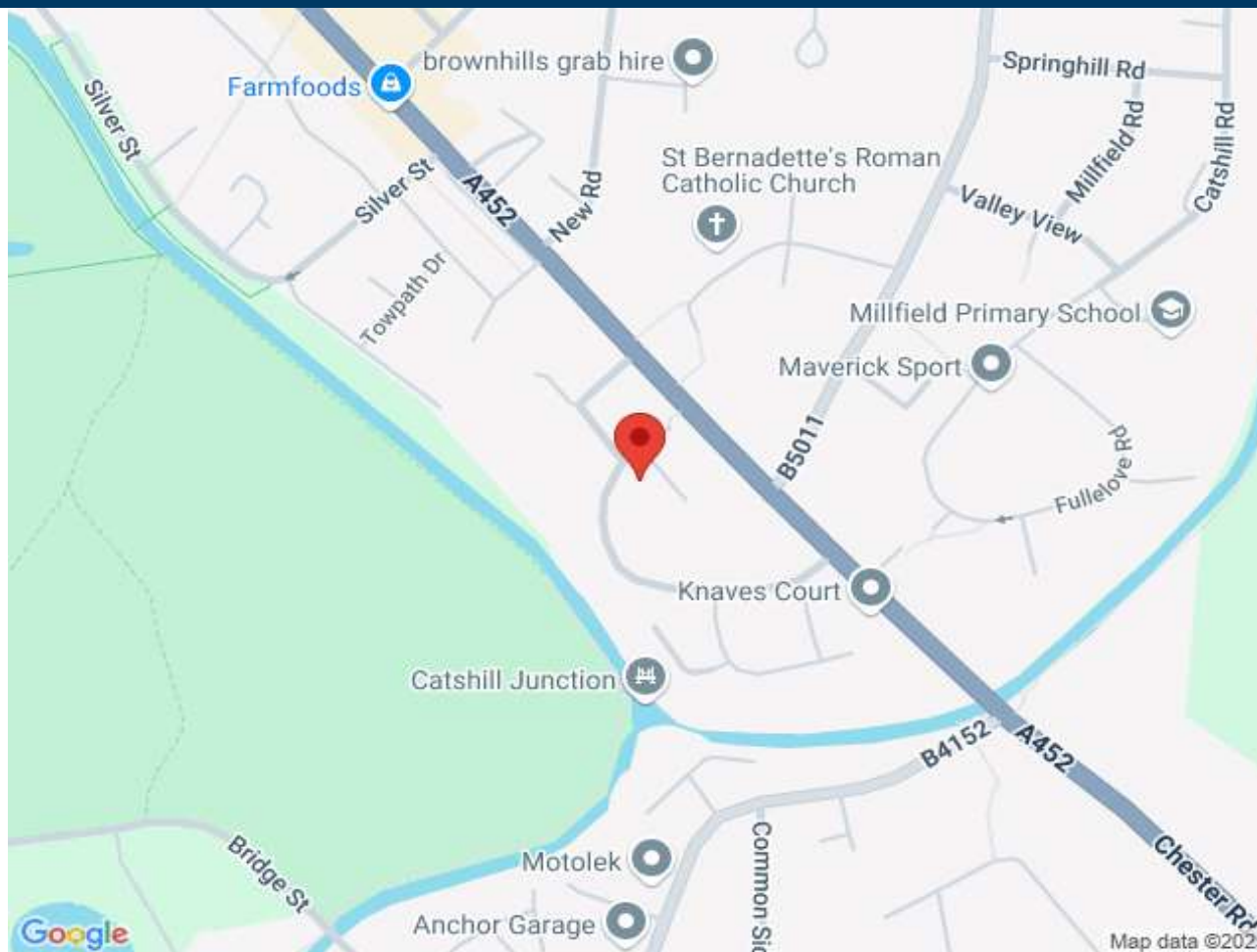
71.2 m²

(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		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

