



Moorhen Close, Brownhills



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£219,995



## Key Features

- Popular location
- Semi detached house
- Three bedrooms
- Family bathroom and downstairs w.c.
- Garage and driveway
- Enclosed rear garden
- EPC rating C
- Freehold





\*\*\*THREE BED SEMI DETACHED HOME\*\*\* Located on the popular Watermead Grange estate, the area is 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.

This semi detached property briefly consists of: entrance hallway, lounge, kitchen, downstairs w.c., three bedrooms, family bathroom and benefits from garage and driveway.

Early viewing recommended.

Tenure: Freehold

EPC: C

Council tax: C

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 £30 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.







### Frontage

Semi detached property with low maintenance front garden and path leading to front door. Directly next to the property is a detached garage with electric roller door and driveway.

### Lounge 4.19m x 3.66m (13'8" x 12'0")

Neutrally decorated living room located at the front of the property, giving access to the kitchen and benefitting from understairs storage cupboard.

### Kitchen 3m x 3.52m (9'10" x 11'6")

Fitted kitchen having matching wall and base units with contrasting worktops and integrated oven, hob, extractor, fridge/freezer and dishwasher. Located off the kitchen is a downstairs w.c. with basin and door to access the rear garden.

### Bedroom One 3.78m x 2.68m (12'5" x 8'10")

Large double bedroom located at the rear of the property with fitted carpets and built in wardrobe space.

### Bedroom Two 2.99m x 2.69m (9'10" x 8'10")

Double bedroom located at the front of the property with fitted carpets and built in wardrobe space.

### Bedroom Three 2.7m x 1.98m (8'11" x 6'6")

Single bedroom at the rear of the property.

### Family Bathroom 1.72m x 1.93m (5'7" x 6'4")

Fully tiled bathroom, having mains rainfall shower over bath and a vanity basin and w.c.

### Rear Garden

Enclosed rear garden having patio area and large lawn area with side gate to gain access to the front.











Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Approximate total area<sup>m</sup>  
78.9 m<sup>2</sup>

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

