



Friezland Lane, Brownhills



Offers in excess of £265,000



Key Features

- Popular location
- Detached Bungalow
- Two bedrooms
- Large Lounge
- Shower room
- Driveway and garage
- EPC rating TBC
- Freehold





****Popular location - detached bungalow**** on the Shire Oak/Brownhills border, near to the ever popular Aldridge village with it's boutiques, banks, good schools, eateries, parks, shops and transport links. Amongst the local sports and recreational facilities is the Oak Park Active Leisure centre and the fabulous Fairlawns hotel, spa and health centre which is just a short drive away. Transport links the area to the towns of Cannock, Lichfield, Walsall and offers access to the M6 motorway and toll road.

The property briefly comprises of: Drive, porch, lounge, kitchen, shower room, two bedrooms, garage and rear garden.

Early viewing is highly recommended for this lovely home in a popular location.

Tenure: Freehold

Council tax band: C

EPC: TBC

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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

Privately enclosed having front garden and driveway leading to the garage and porch entrance.

Lounge 3.37m x 7.58m (11'1" x 24'11")

Large open lounge and dining room with window to the front of the property and door with windows at the rear offering views and access to the rear garden.

Kitchen 3.03m x 5.93m (9'11" x 19'6")

Large Kitchen accessed off the hallway having two windows allowing in plenty of natural light and a stable door leading out into the garden.

Bedroom one 3.66m x 4.1m (12'0" x 13'6")

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

Bedroom two 3.65m x 2.88m (12'0" x 9'5")

Bright neutrally decorated double bedroom.

Shower room 1.8m x 2.35m (5'11" x 7'8")

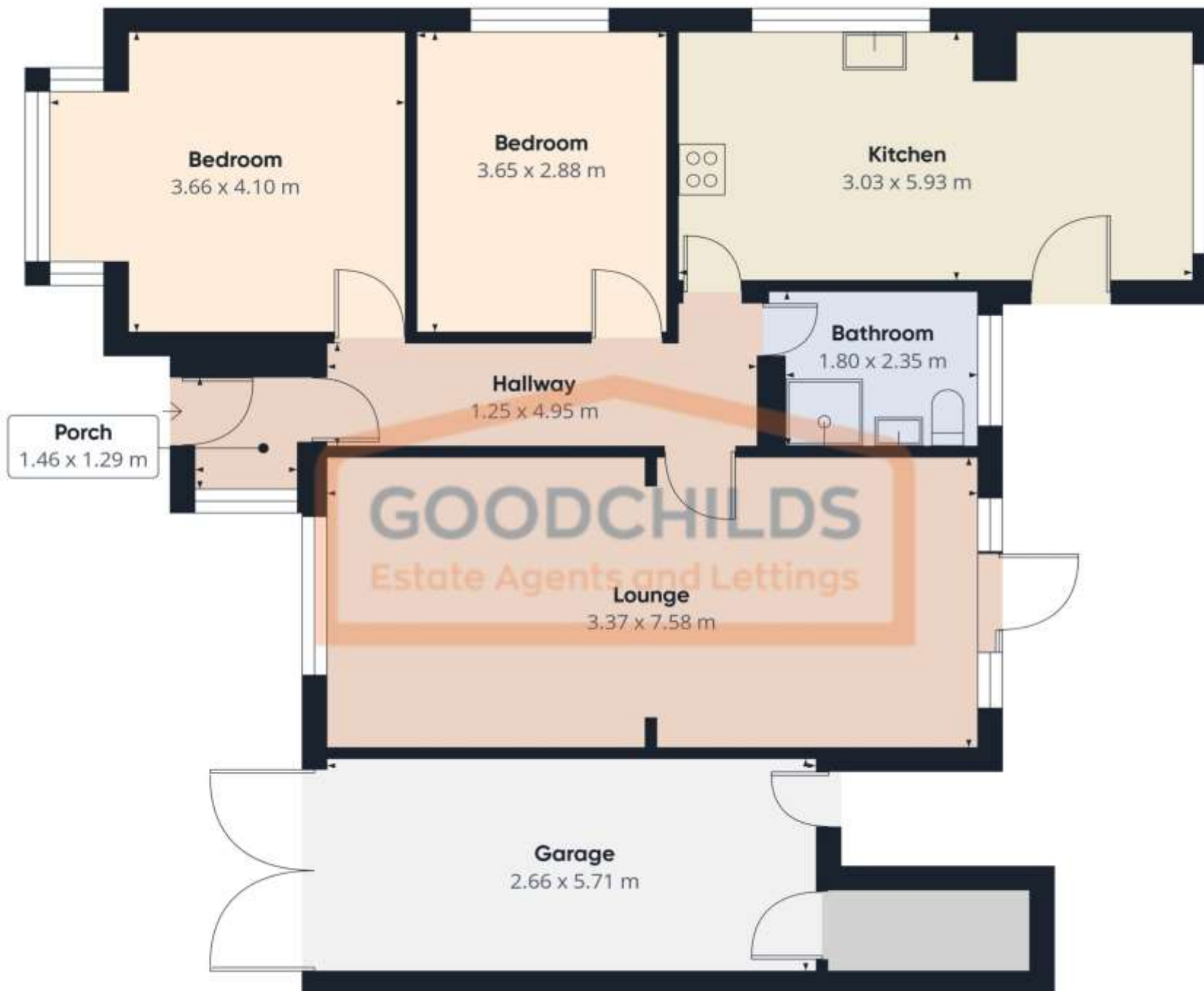
Having large walk in shower cubicle with mains shower, basin and w.c.

Rear garden

Beautiful mature rear garden having patio area and steps up to different levels.







Approximate total area⁽¹⁾
98.6 m²

(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.

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