



Vicarage Road, Brownhills



3



1



2

Offers in excess of £385,000



Key Features

- Beautifully presented
- Detached family home
- Three bedrooms
- Large open lounge/diner
- Large kitchen and separate utility
- Family shower room and downstairs w.c.
- EPC rating D
- Freehold





****BEAUTIFUL HOME - FABULOUS FOR 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; porch, entrance hallway, lounge/diner, second reception room, large kitchen, utility and downstairs w.c. To the first floor is three bedrooms and family shower room. The property benefits from gas central heating and double glazing throughout, off road parking and garage.

Council tax band: D

EPC: D

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.













Ground floor



Floor 1

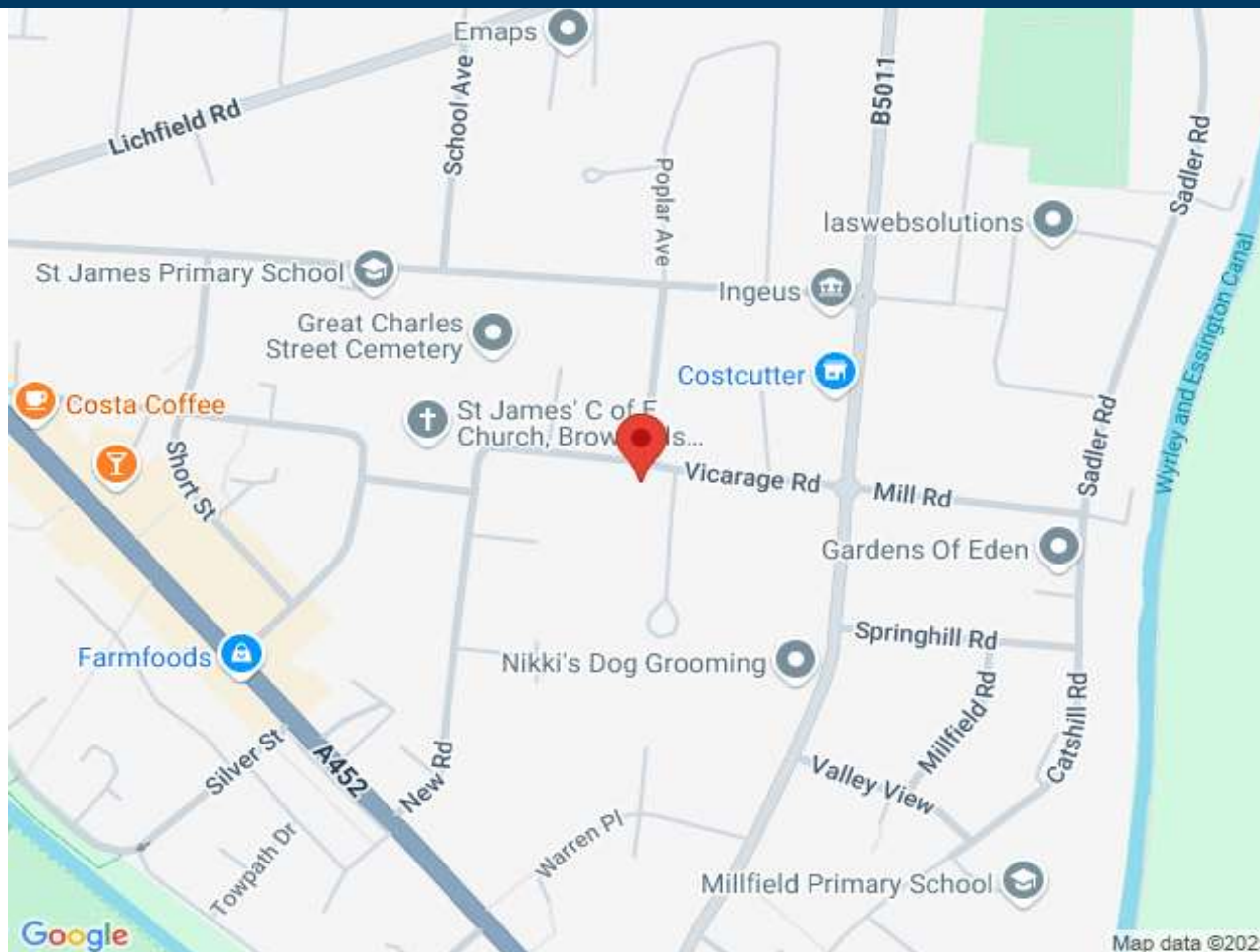


Approximate total area⁽¹⁾
134.6 m²

(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.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

