



Collins Road, Brownhills



3



1



2

Offers in excess of £260,000



Key Features

- Popular location
- Semi-detached
- Three bedrooms
- Good local Schools
- Good transport links
- Dining Room
- EPC rating C
- Freehold





****Popular location - beautifully presented three bedroom semi- detached house**** 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.

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. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



This three bedroom property briefly consists of; hallway, lounge and dining area, conservatory, kitchen, three bedrooms, family bathroom and enclosed rear garden with access to garage.

Tenure: Freehold

EPC: C

Council tax band: B







Frontage

Semi detached property with a brick wall and block paved driveway.

Lounge and Dining Area 3.3m x 7.92m (10'10" x 26'0")

Having large window to the front aspect and patio doors to the rear aspect allowing in plenty of natural light and feature wall with a fireplace.

Kitchen 2.29m x 3.65m (7'6" x 12'0")

Having matching wall and base units, with integrated oven, hob and extractor.

Bedroom One 3.64m x 4.14m (11'11" x 13'7")

Double bedroom positioned at the front of the property with built in wardrobes offering views of the front aspect.

Bedroom Two 3.34m x 3.63m (11'0" x 11'11")

Double bedroom positioned at the back of the property.

Bedroom Three 1.97m x 2.27m (6'6" x 7'5")

Single bedroom positioned at the front of the property.

Family Bathroom 2.2m x 2.52m (7'2" x 8'4")

Fully tiled room having shower cubicle, bath, basin and w.c.

Conservatory 2.87m x 3.33m (9'5" x 10'11")

Large conservatory having patio door leading out into the rear garden and decking area, the perfect space for relaxing in.

Rear Garden

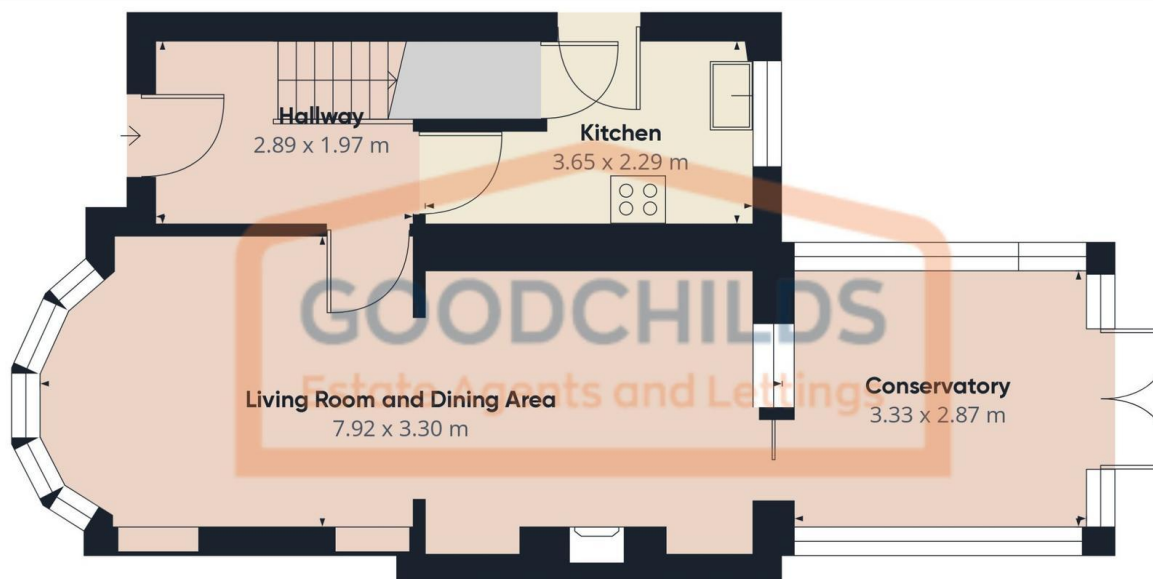
Private enclosed rear garden having decking area, lawn area and access to the garage.

Garage

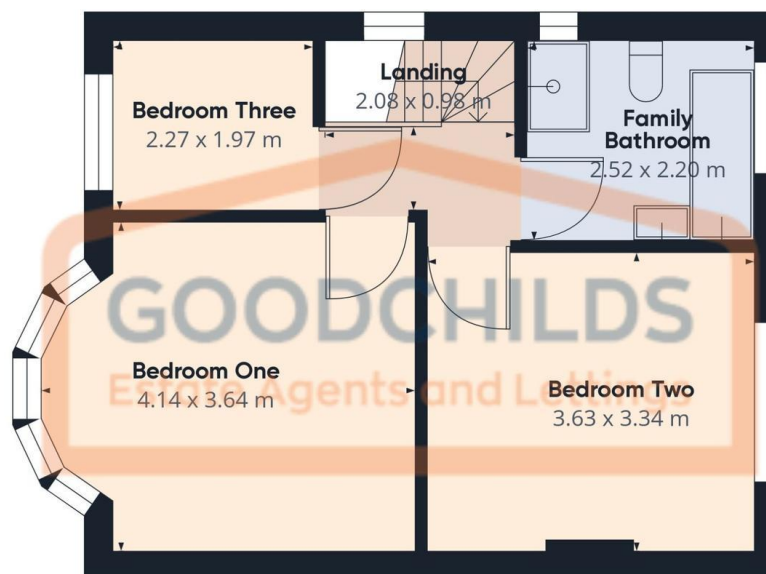
Separate garage at the rear of the property with access to rear garden.







Ground floor



Floor 1

Approximate total area⁽¹⁾
87.97 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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

