



Anglesey Road, Brownhills



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OIRO £299,995



Key Features

- Popular location
- Beautifully presented
- Four bedrooms
- Extended kitchen diner
- Garage and driveway
- Family bathroom
- EPC rating TBC
- Freehold





******FOUR BEDROOM SEMI DETACHED HOUSE - IDEAL FOR FAMILIES****** This beautifully presented semi detached property is located in a desirable area of Brownhills close to 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 with its watersports and visitors centre and the immense Cannock Chase which offers many outdoor activities.

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.



The property briefly comprises of entrance hallway, lounge, extended kitchen/diner and garage. To the first floor are three bedrooms and a family bathroom and the loft has been converted to another double bedroom with ensuite. In addition the property benefits from gas central heating, double glazing, off road parking and large rear garden with summer house.

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.

Early viewing is highly recommended for this lovely family home.

Tenure: Freehold

EPC: TBC

Council tax band: B







Frontage

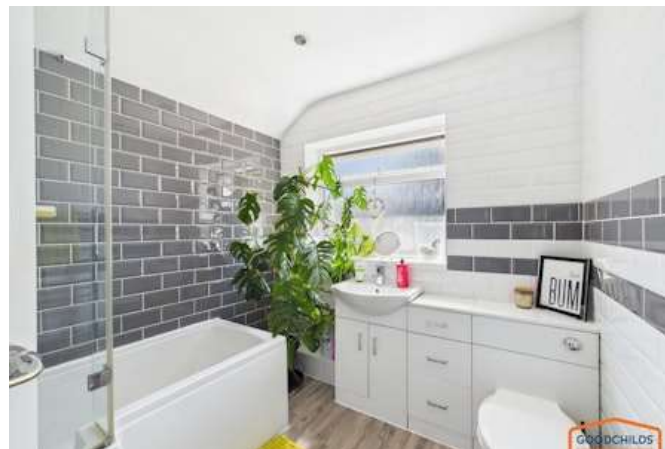
Having block paved driveway offering parking for several vehicles and giving access to the garage.

Lounge

Neutrally decorated lounge located on the front of the property having bay window allowing in plenty of natural light.

Kitchen / Diner

Extended kitchen having matching wall and base units and integrated fridge/freezer, dishwasher, oven, hob and extractor.



Master Bedroom

Dormer loft conversion has created a large double bedroom with ensuite shower room.

Ensuite

Ensuite shower room having vanity basin, w.c. and large cubicle with electric shower.

Bedroom Two

Double bedroom located at the front of the property having bay window allowing in plenty of natural light.

Bedroom Three

Double bedroom at the rear of the property over looking the rear garden.

Bedroom Four

Single bedroom located at the front of the property.

Family Bathroom

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

Rear Garden

Large enclosed rear garden having patio area, lawn area and a large summer house at the back of the garden with mains power and benefitting from a separate storage area.



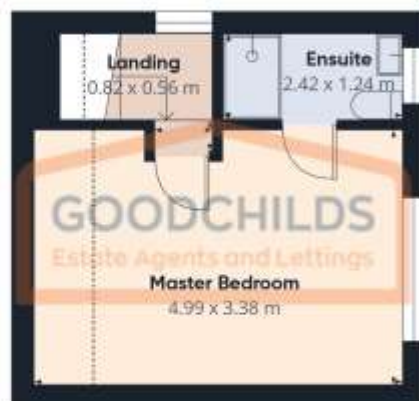




Ground floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

103 m²

Reduced headroom

2.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

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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