



Sandpiper Close, Brownhills



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Offers in excess of £370,000



## Key Features

- Quiet cul-de-sac location
- Detached family home
- Four double bedrooms
- Family bathroom, ensuite and downstairs w.c.
- Lounge and separate dining room
- Driveway and garage
- EPC rating TBC
- Freehold





\*\*\*\*\*FABULOUS FOUR BEDROOM DETACHED HOUSE\*\*\*\*\* Well presented detached home, in a popular area, ideal for families and commuters with good local schools and transport links to Aldridge, Cannock, Lichfield and Walsall. For nature lovers, close by are the Brownhills Commons, the nature reserves of Chasewater and the immense Cannock Chase.

The property benefits on the ground floor from a large driveway leading to the integral garage, lounge, fully fitted kitchen, dining room and downstairs W.C.. Upstairs are four bedrooms with the master having ensuite shower room and a family bathroom.

Early viewing is highly recommended for this lovely family home.

Tenure - Freehold

Council Tax - E

EPC - TBC

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.







### Frontage

Located in a quiet cul-de-sac have double driveway and integral garage.

### Lounge

French doors out into the rear garden and neutrally decorated to create a lovely room to relax in.

### Kitchen

Modern fully fitted kitchen having matching wall and base units and integrated appliances.

### Dining room

Located to the front of the property.



### Bedroom one

A double room with two windows allowing in plenty of natural light and an ensuite shower room.

### Ensuite

Having large shower cubicle, basin and w.c.

### Bedroom two

Double bedroom positioned at the front of the property.

### Bedroom three

Double bedroom positioned at the rear of the property overlooking the garden.

### Bedroom four

Double bedroom positioned at the rear of the property overlooking the garden.

### Family bathroom

Having bath with electric shower over, basin and w.c.

### Rear garden

Enclosed low maintenance rear garden with patio area, artificial grass and decking area to the rear. There is a side gate to gain access to the front of the property and a large summer house/bar with mains power.









Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Approximate total area<sup>(1)</sup>

110.9 m<sup>2</sup>

Reduced headroom

1.3 m<sup>2</sup>

(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.

GIRAFFE 360



