



Lapwing Close, Brownhills



Offers in excess of £130,000



## Key Features

- No chain
- Popular location
- First floor apartment
- Canal side views
- Two bedrooms
- Family bathroom and ensuite
- EPC rating D
- Leasehold





\*\*\*\*FABULOUS TWO BED APARTMENT WITH CANAL SIDE VIEWS\*\*\*\* Located on the popular Watermead Grange on the first floor of an attractive complex, boasting views over the Wyrley & Essington canal and having allocated parking, this property will be a hit with both first time buyers and investors.

Brownhills is ideal for 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.



The property briefly comprises: entrance hallway, lounge, fitted kitchen, double bedroom with ensuite, second double bedroom and a family bathroom.

Tenure: Leasehold

EPC: C

Council tax band: B

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.

an open plan lounge/dining area with waterside views from the juliette balcony, leading to the fully fitted kitchen with wall and base units, integrated appliances, master bedroom with juliette balcony, fitted wardrobes and en-suite shower room with large shower cubicle, a further double room and family bathroom.





### Lounge 2.94m x 4.24m (9'7" x 13'11")

Boasting views over the canal from the juliet balcony, perfect to relax and entertain in. Adjoins kitchen and has laminate flooring.

### Kitchen 2m x 2.6m (6'7" x 8'6")

Having fitted wall and base units with contrasting worktops and laminate flooring. Complete with integrated oven, hob and extractor.

### Bedroom One 3.15m x 3.68m (10'4" x 12'1")

A double room with fitted wardrobes, fitted carpets, juliet balcony and en-suite.

### Ensuite 1.84m x 1.55m (6'0" x 5'1")

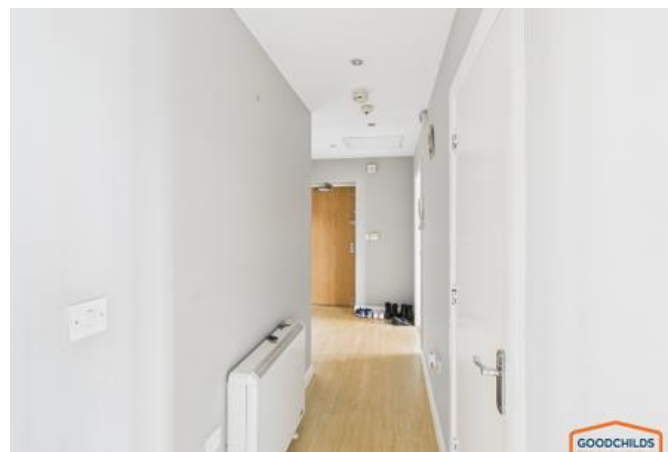
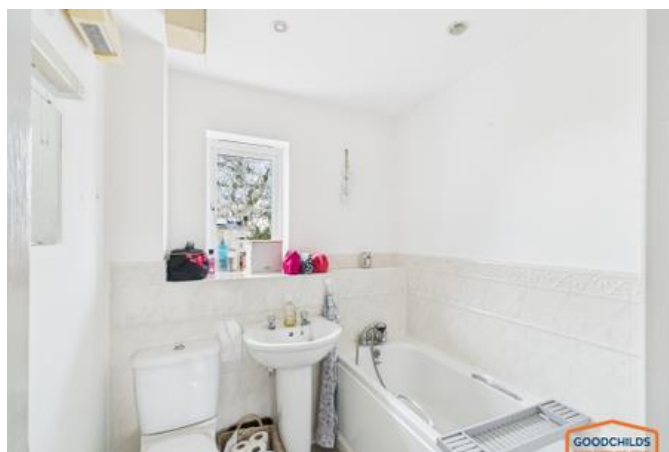
Partially tiled with shower cubicle, basin and w.c. Having a window for light and ventilation.

### Bedroom Two 3.64m x 3.49m (11'11" x 11'6")

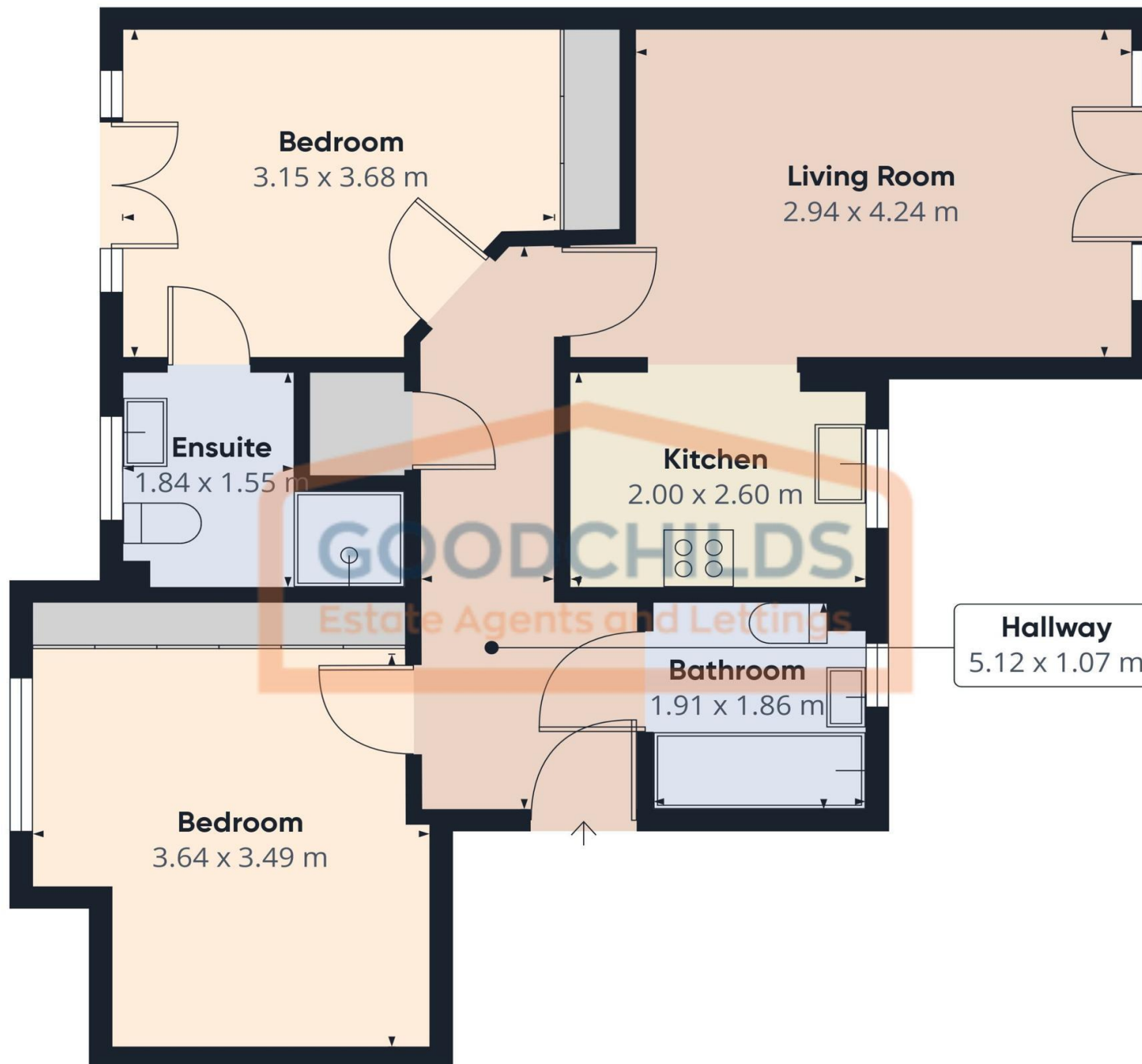
Another double room, painted in a neutral tone with fitted carpets.

### Bathroom 1.91m x 1.86m (6'4" x 6'1")

With window to allow ventilation and light, partially tiled and has bath with shower mixer tap, basin and w.c.







Approximate total area<sup>(1)</sup>  
57.39 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

