



Hednesford Road, Brownhills



Offers in excess of £185,000



Key Features

- Popular location
- No chain
- Three double bedrooms
- Large lounge
- Downstairs bathroom
- Enclosed rear garden
- EPC rating D
- Freehold





*****TRADITIONAL FAMILY HOME***** Situated in a popular area with good local schools, nature reserves including the picturesque Chasewater Country Park, shops and transport links. This family home will be a hit with both families and commuters alike.

The three bedroom property briefly consists of; large reception room, kitchen, lean-to, bathroom and three double bedrooms.

Early viewing is highly recommended for this lovely home.

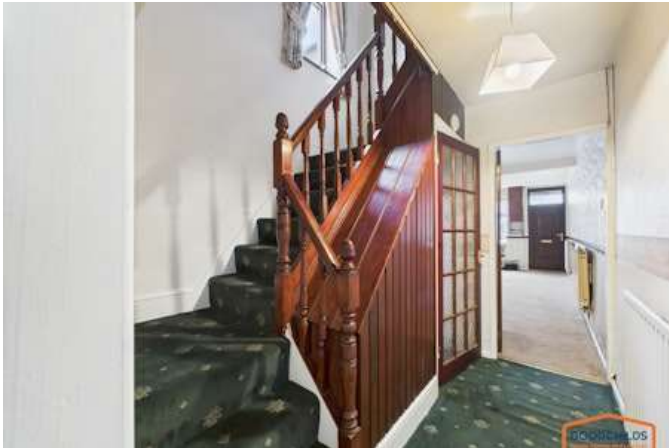
Tenure: Freehold

Council tax band: B

EPC: D

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.

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

Having path leading to the front entrance and shared vehicle access to the side of the property.

Lounge

Large lounge having bay window allowing in plenty of natural light.

Kitchen

Having matching wall and base units with contrasting work tops.

Bathroom

Located downstairs, having bath, basin and w.c.

Bedroom one

Large double bedroom located at the front of the property.

Bedroom two

Double bedroom located at the rear of the property.

Bedroom three

Double bedroom located at the rear of the property.

Rear garden

Large enclosed rear garden having detached garage, patio area and further lawn area to the rear.







Ground floor

Approximate total area⁽¹⁾
108.1 m²

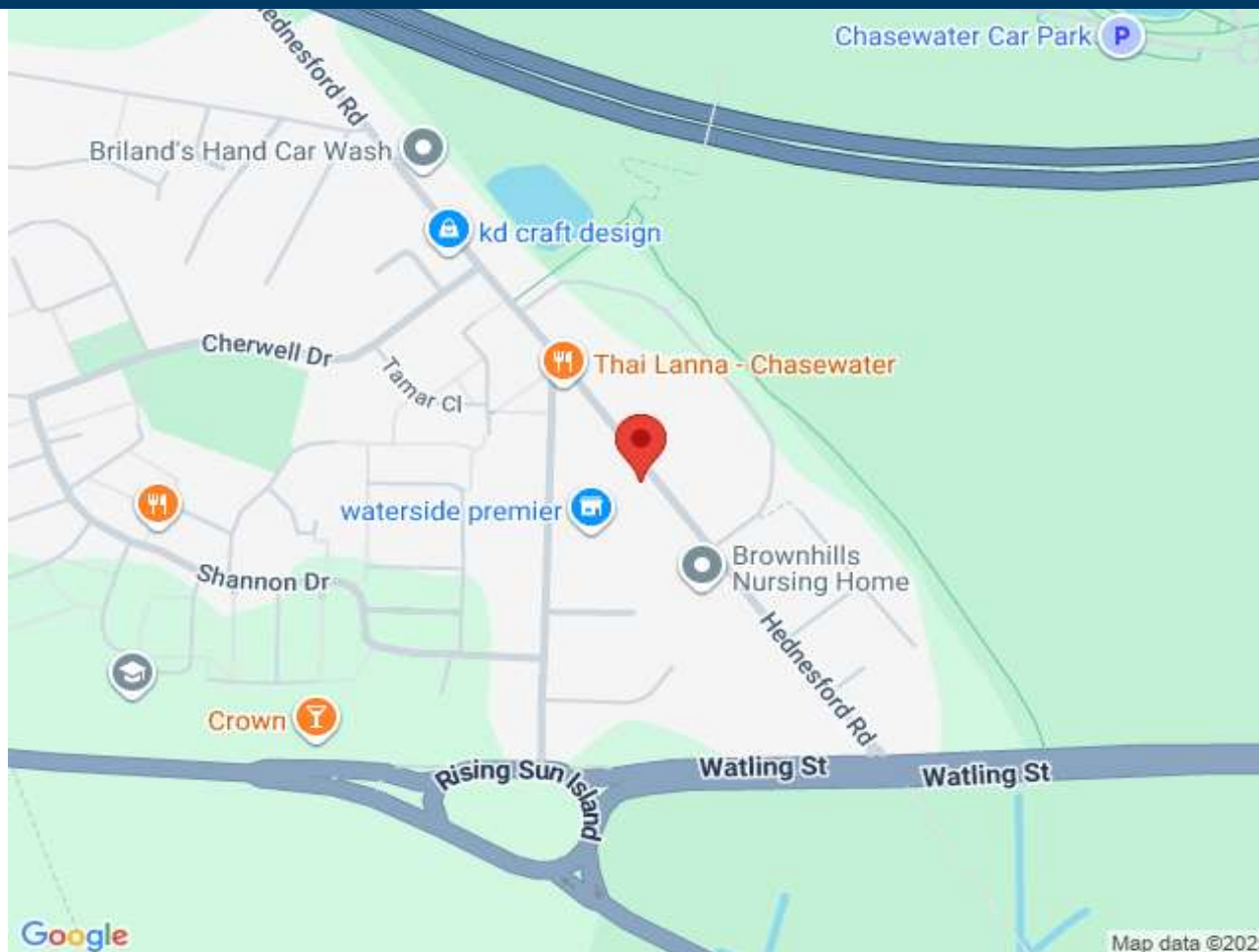


Floor 1

(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		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

