



Chester Road North, Brownhills



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OIRO £449,000



Key Features

- Detached dormer bungalow
- Four bedrooms
- Family bathroom and two ensuites
- Large lounge
- Fitted kitchen and separate utility
- Garage and driveway
- EPC rating B
- Freehold



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*****FOUR BEDROOM DETACHED FAMILY HOME****** Located in Brownhills, popular with 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.

This large family home was built in 2017 and is set back off the Chester Road North off a private gated road alongside just one other property and briefly comprises; entrance hallway, lounge, kitchen/diner, utility, w.c and double bedroom with ensuite on the first floor and to the second floor is a large double bedroom with ensuite and walk in wardrobe, a family bathroom and two further bedrooms.

The property benefits from a large enclosed private garden, driveway and garage.

Early viewing is highly recommended.

Tenure: Freehold

Council tax band: E

EPC: 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. 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

Located on a private road having block paved driveway for 2 vehicles and lawn area. There is also an area directly in front of the property offering additional parking for another vehicle.

Entrance hallway 5.23m x 1.74m (17'2" x 5'8")

Giving access to the lounge, kitchen/diner, ground floor bedroom and downstairs w.c.

Additionally there is also a glass staircase leading to the first floor.

Lounge 5.22m x 3.35m (17'1" x 11'0")

Neutrally decorated lounge having double doors into the kitchen/diner area.

Kitchen/diner 9m x 3.6m (29'6" x 11'10")

Large kitchen/diner area having ample matching wall and base units and island providing plenty of storage and benefitting from integrated ovens, hob and extractor, fridge/freezer and dishwasher. Conveniently located off the kitchen is a separate utility area with matching units and space for two appliances.

Bedroom 3.82m x 3.35m (12'6" x 11'0")

Double bedroom located on the ground floor with bay window allowing in plenty of natural light.

Ensuite 2.25m x 1.15m (7'5" x 3'10")

Ensuite having cubicle with electric shower, w.c., vanity basin and heated towel radiator.

Master bedroom 6.4m x 3.36m (21'0" x 11'0")

Exceptionally sizeable bedroom located at the front of the property benefitting from ensuite shower room and walk in wardrobe.

Walk in wardrobe 3.53m x 2.78m (11'7" x 9'1")

Having hanging rails and shelf space and access to additional eaves storage.

Ensuite 2.38m x 1.32m (7'10" x 4'4")

Ensuite having cubicle with mains rainfall shower, w.c., vanity basin and heated towel radiator.



Bedroom 3.32m x 3.15m (10'11" x 10'4")

Double bedroom to the rear of the property overlooking the rear garden and Brownhills common where wildlife can often be spotted.

Bedroom 4.23m x 2.4m (13'11" x 7'11")

Neutrally decorated bedroom located at the front of the property.

Family bathroom 3.01m x 2.14m (9'11" x 7'0")

Partially tiled bathroom benefitting from both a bath and separate cubicle with mains waterfall shower, vanity basin, w.c. and heated towel radiator.

Rear garden

Enclosed rear garden having block paved patio area, lawn area and gated side access. There is also a wooden summerhouse benefitting from mains power.





Ground floor



Floor 1

Approximate total area^m

164,7 m²

Reduced headroom

3,9 m²

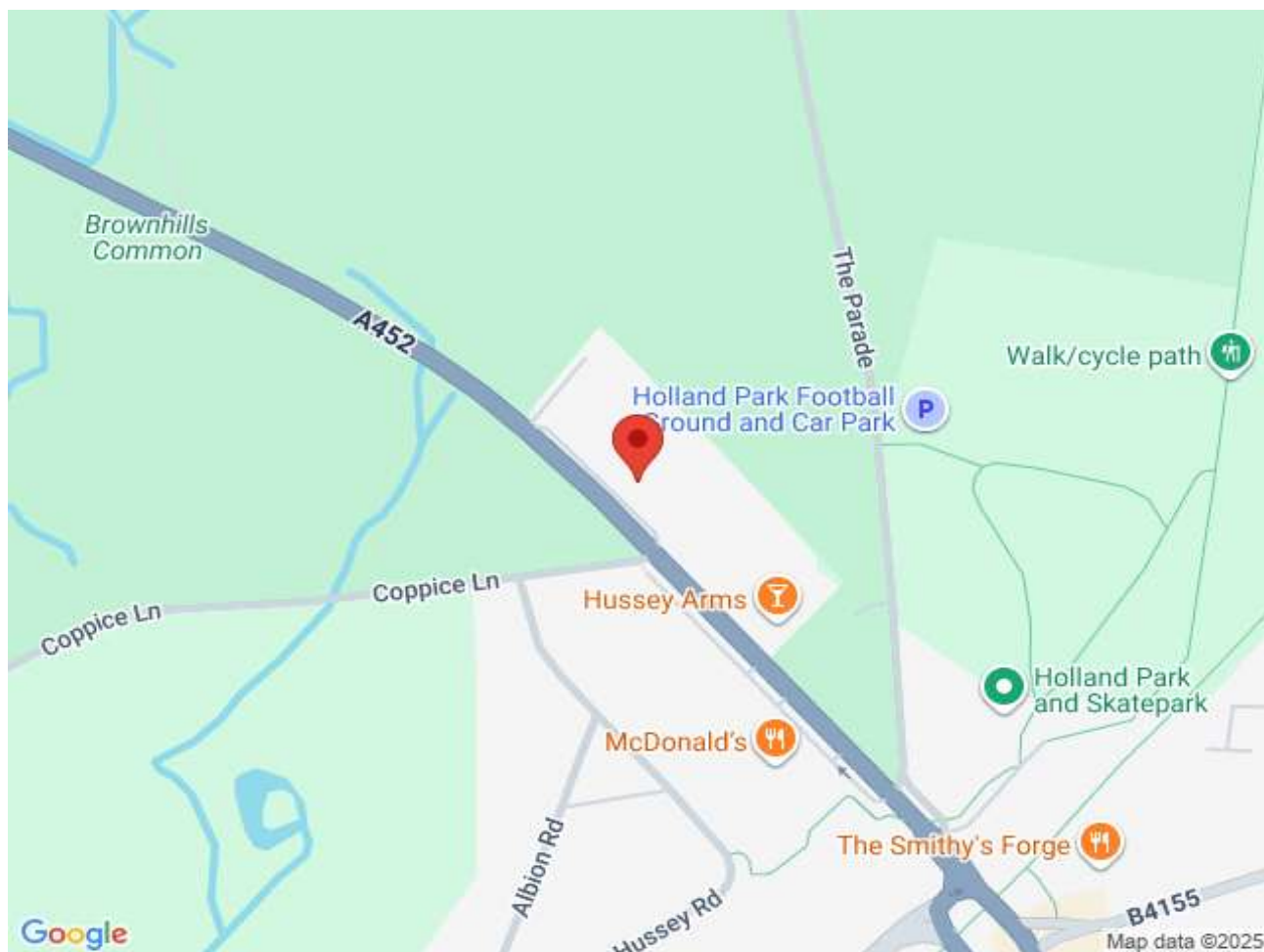
(1) Excluding balconies and terraces

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.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

