



Knave's Castle Avenue, Brownhills



Offers in excess of £230,000



Key Features

- Popular location
- Semi detached family home
- Three bedrooms
- Open plan living space
- Conservatory
- Front and rear gardens
- EPC rating C
- Freehold





***** THREE BEDROOM SEMI DETACHED ***** - 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 of porch, hallway, lounge, kitchen/diner and conservatory. To the first floor are three bedrooms and a family bathroom. In addition the property benefits from gas central heating, double glazing, off road parking and rear garden.

Early viewing is highly recommended for this family home.

Tenure: Freehold

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.

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 front garden, porch entrance and brick paved driveway with access to the rear garden.

Lounge

Located at the front of the property having bow window allowing in plenty of natural light.

Kitchen/Diner

Open plan kitchen/diner having matching wall and base units, tiled splash backs and downstairs storage.

Conservatory

Accessed off the dining area, having french doors leading out into the garden, the perfect space to relax in.

Bedroom one

Double bedroom positioned at the front of the property benefitting from built in storage space.

Bedroom two

Double bedroom located at the rear of the property.

Bedroom three

Single bedroom at the front of the property having two windows allowing in lots of natural light.

Family bathroom

Partially tiled bathroom having electric shower over bath, basin and w.c.

Rear garden

Enclosed rear garden having large patio, lawn area and double gate access to the front for vehicle access.







Ground floor



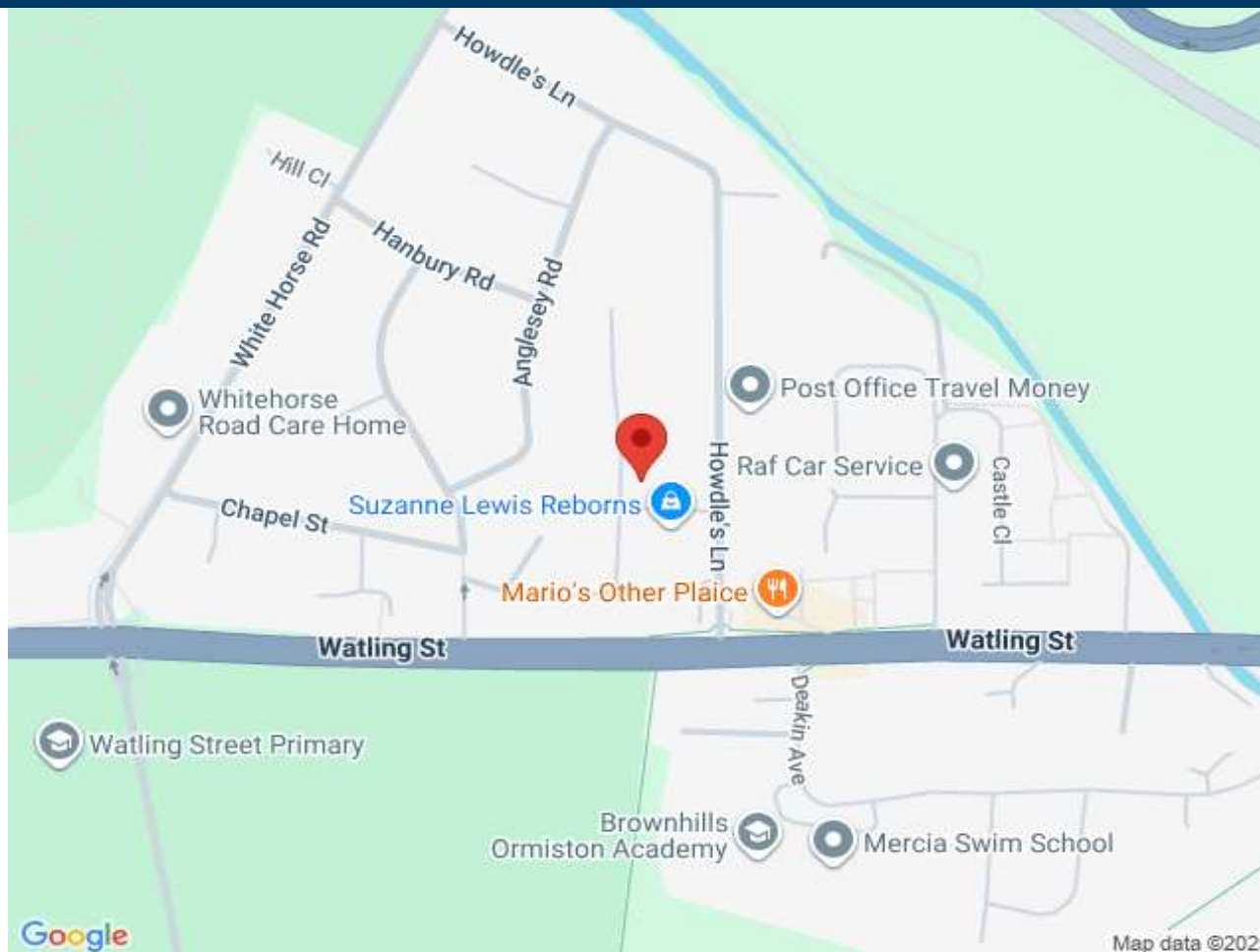
Floor 1

Approximate total area⁽¹⁾
78.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS SPMS 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		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

