



Coppice Crescent, Brownhills



2



1



2

Offers in excess of £250,000



Key Features

- Cul-de-sac location
- Two bedrooms
- Two reception rooms
- Large rear garden
- Driveway and garage
- Shower room
- EPC rating D
- Freehold





****TWO BEDROOM BUNGALOW-QUIET CUL-DE-SAC LOCATION**** 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.

The property briefly comprises; entrance hallway, two reception rooms, kitchen, two bedrooms and shower room.

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

Early viewing is highly recommended.

Tenure: Freehold

Council tax band: C

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 large block paved driveway offering off road parking for several vehicles and giving access to the garage and porch entrance.

Lounge

Located at the rear of the property having bow window allowing in plenty of natural light and offering views of the landscaped rear garden.

Dining area

Conveniently located next to the Kitchen, having patio doors leading out into the rear garden, the perfect space to relax in.

Kitchen

Having white fitted base units with contrasting worktops and integrated oven, hob and extractor.

Bedroom one

Double bedroom located at the front of the property.

Bedroom two

Double bedroom located at the front of the property.

Shower room

Fully tiled shower room having large corner cubicle with mains rainfall shower, vanity basin and w.c.

Rear garden

Large low maintenance landscaped rear garden having lawn area and path leading up to the large outdoor storage unit which benefits from mains power.







Ground floor Building 1



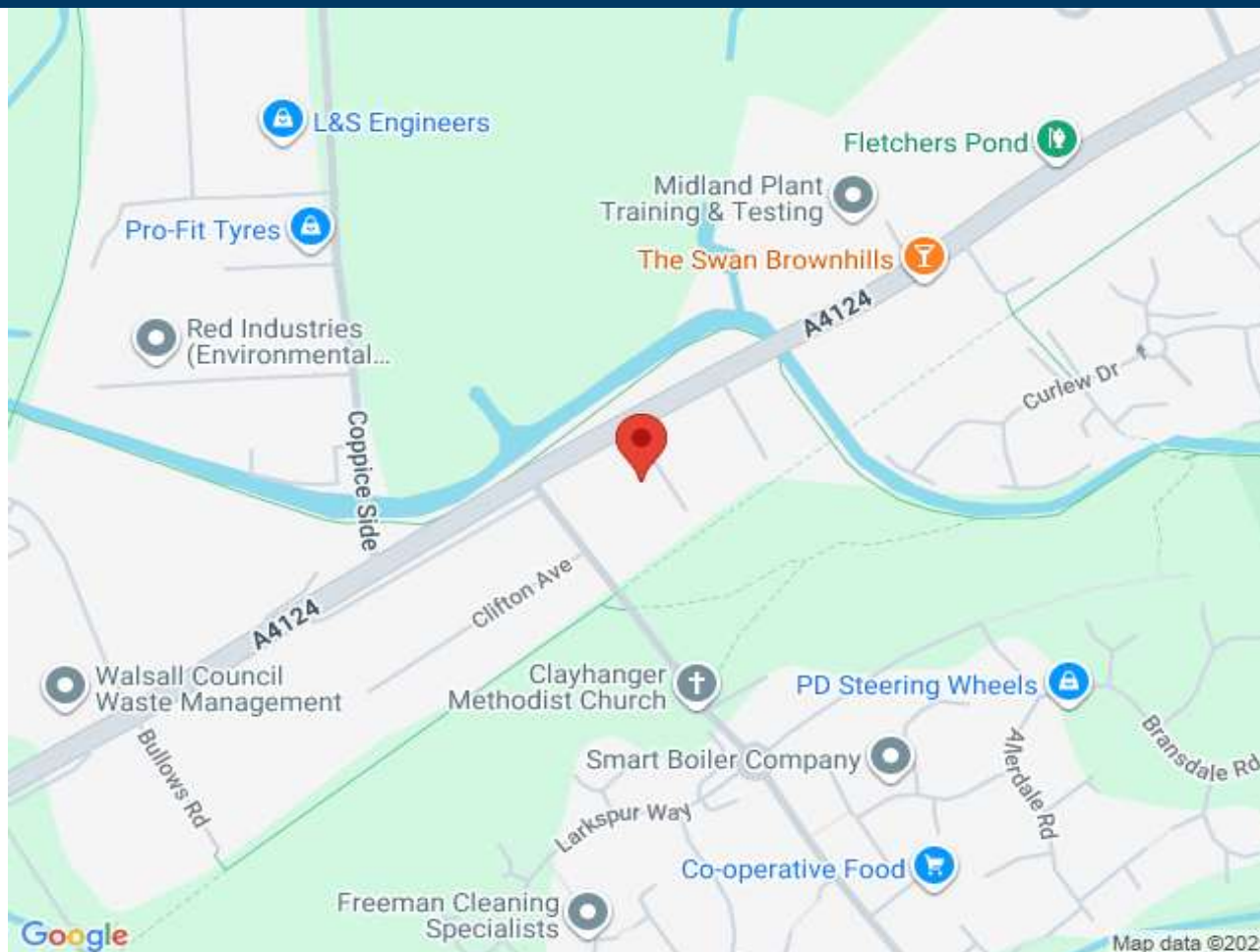
Ground floor Building 2

Approximate total area⁽¹⁾
115 m²

(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.

ORAFPE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	77 C
39-54	E		
21-38	F		
1-20	G		

