



Barnetts Lane, Brownhills



2



1



1

Offers in excess of £175,000



Key Features

- Popular location
- Two double bedrooms
- Large reception room
- Enclosed rear garden
- Driveway and garage
- Family bathroom
- EPC rating C
- Freehold





*****TWO BEDROOM SEMI - PERFECT FOR FIRST TIME BUYERS AND INVESTORS***** located in Brownhills which is 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 property briefly comprises of; driveway, hallway, fitted kitchen, lounge, rear garden, two double bedrooms and a shower room.

Early viewing highly recommended. No upward chain.

Tenure: Freehold

Council tax: B

EPC: C

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 block paved frontage leading to the front door. There is also a driveway alongside the property and side gate access to the rear of the property.

Kitchen

Located at the front of the property having fitted wall and base units and integrated oven, hob and extractor.

Lounge

Large lounge having patio doors allowing in plenty of natural light and giving access to the rear garden.

Bedroom one

Double bedroom located at the front of the property benefiting from built in wardrobe space.

Bedroom two

Double bedroom located at the rear of the property over looking the garden.

Shower room

Having large walk in cubicle with mains rainfall shower, basin and w.c.

Rear garden

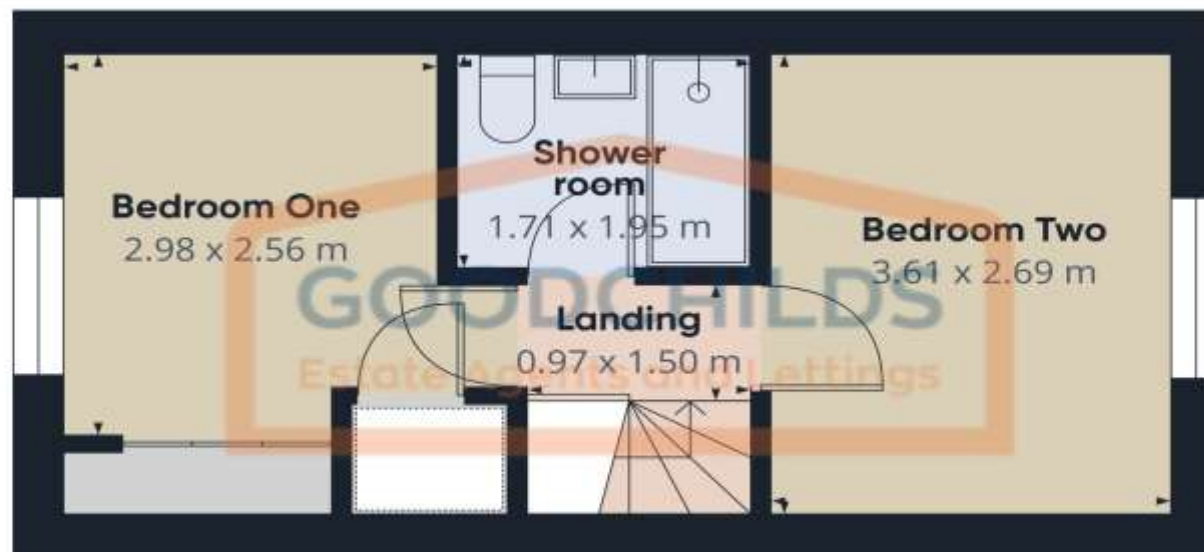
Enclosed rear garden having patio and large lawn area.







Ground floor



Floor 1



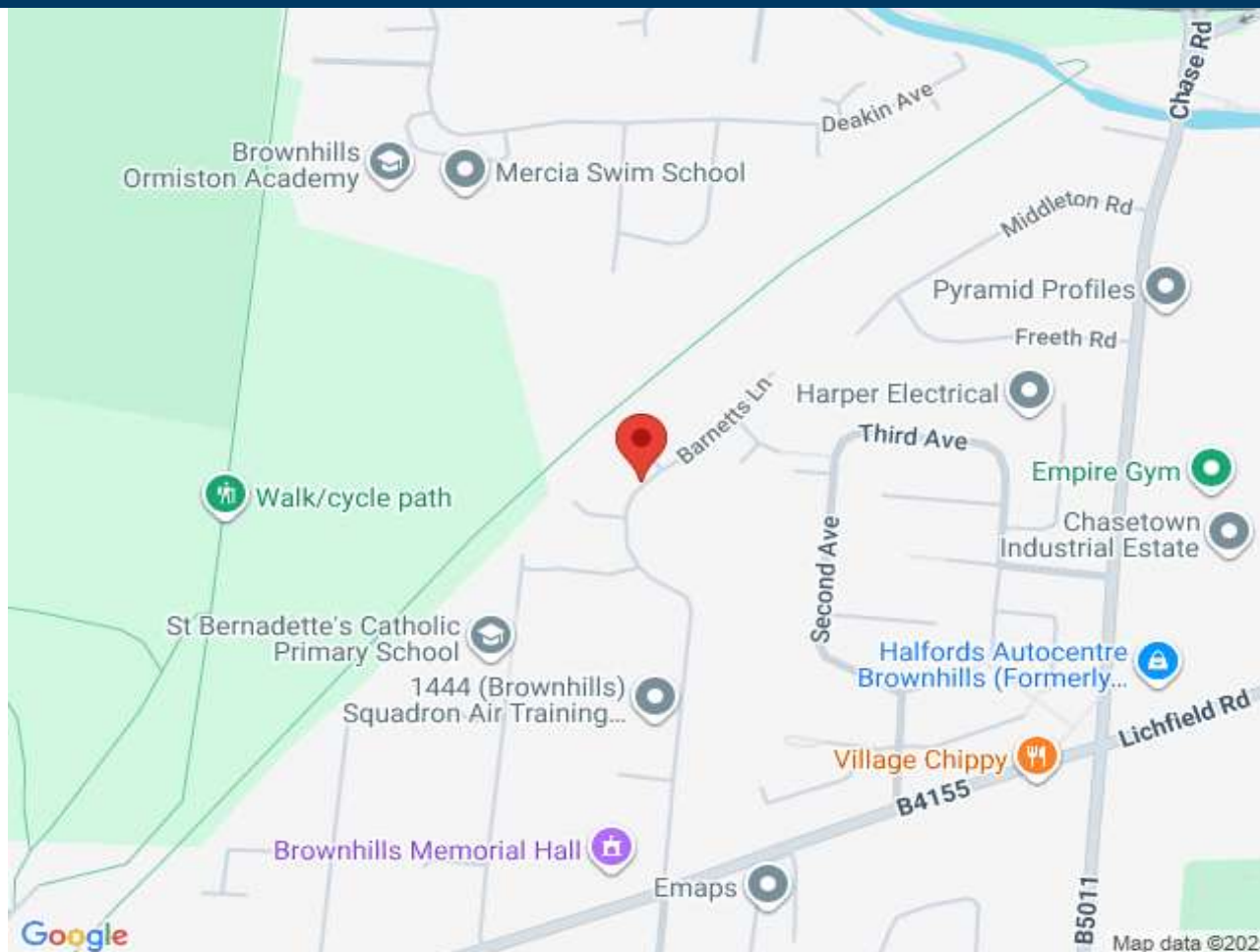
Approximate total area⁽¹⁾
50.3 m²
Reduced headroom
0.7 m²

(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.

QIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

