



Hay Grove, Brownhills



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Offers In The Region of £220,000



Key Features

- Popular location
- Semi detached family home
- Three bedrooms
- Allocated parking for 2 vehicles
- Front and rear gardens
- Large lounge
- EPC rating C
- Freehold





*****THREE BEDROOM SEMI - PERFECT FOR FIRST TIME BUYERS***** 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 lovely family home briefly comprises of; hallway, downstairs w.c., fitted kitchen, lounge, three bedrooms and a family bathroom and benefits from two allocated parking spaces, gas central heating and double glazing throughout, private enclosed rear garden and a boarded loft with fitted ladders.

Early viewing highly recommended.

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 £49 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.

Frontage

Situated in a quite cul-de-sac location, having front garden and path leading to the front door and directly opposite is allocated parking for two vehicles.

Lounge 5.62m x 4.26m (18'5" x 14'0")

Large lounge which is neutrally decorated and benefits from under stairs storage cupboard and french doors leading out into the rear garden.

Kitchen 3.01m x 2.28m (9'11" x 7'6")

Beautiful modern fitted Kitchen having matching wall and base units, with contrasting work tops and integrated, fridge/freezer, washing machine, oven, hob and extractor.

Downstairs w.c. 1.23m x 0.87m (4'0" x 2'11")

Conveniently located off the hallway having basin and w.c.

Bedroom one 2.77m x 4.28m (9'1" x 14'0")

Double bedroom positioned at the front of the property.

Bedroom two 3.78m x 2.06m (12'5" x 6'10")

Double bedroom positioned at the rear of the property.

Bedroom three 2.71m x 2.09m (8'11" x 6'11")

Single bedroom positioned at the rear of the property.

Family bathroom 2.02m x 1.69m (6'7" x 5'6")

Fully tiled bathroom having mains rainfall shower over bath, vanity basin and w.c.

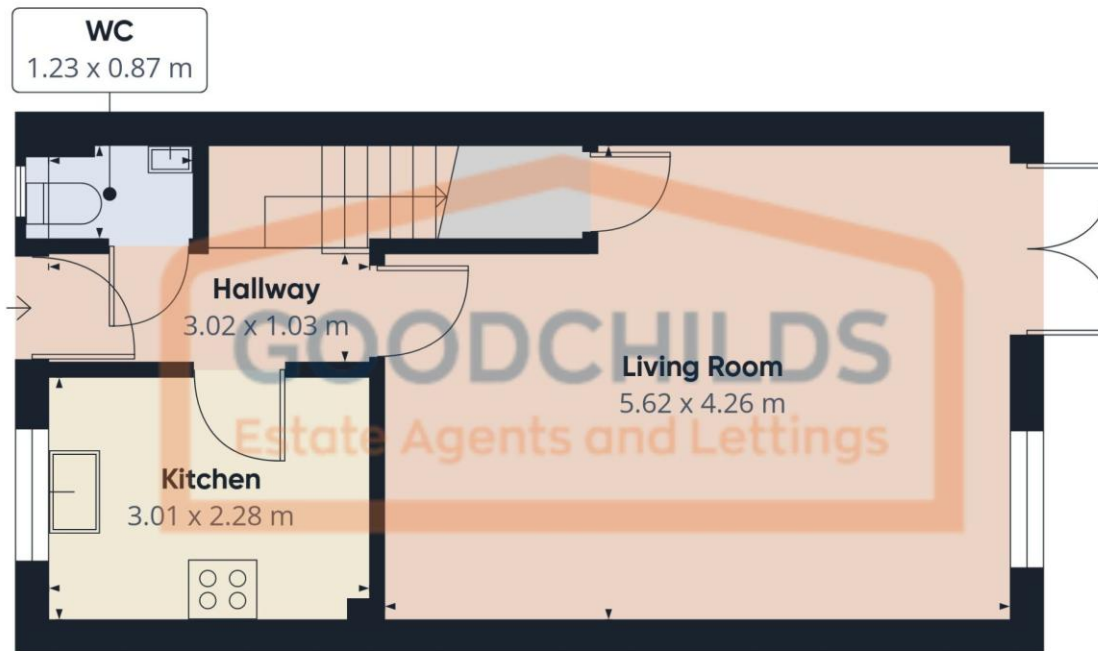
Rear garden

Low maintenance enclosed rear garden having patio area and gated side access.









Ground floor



Floor 1

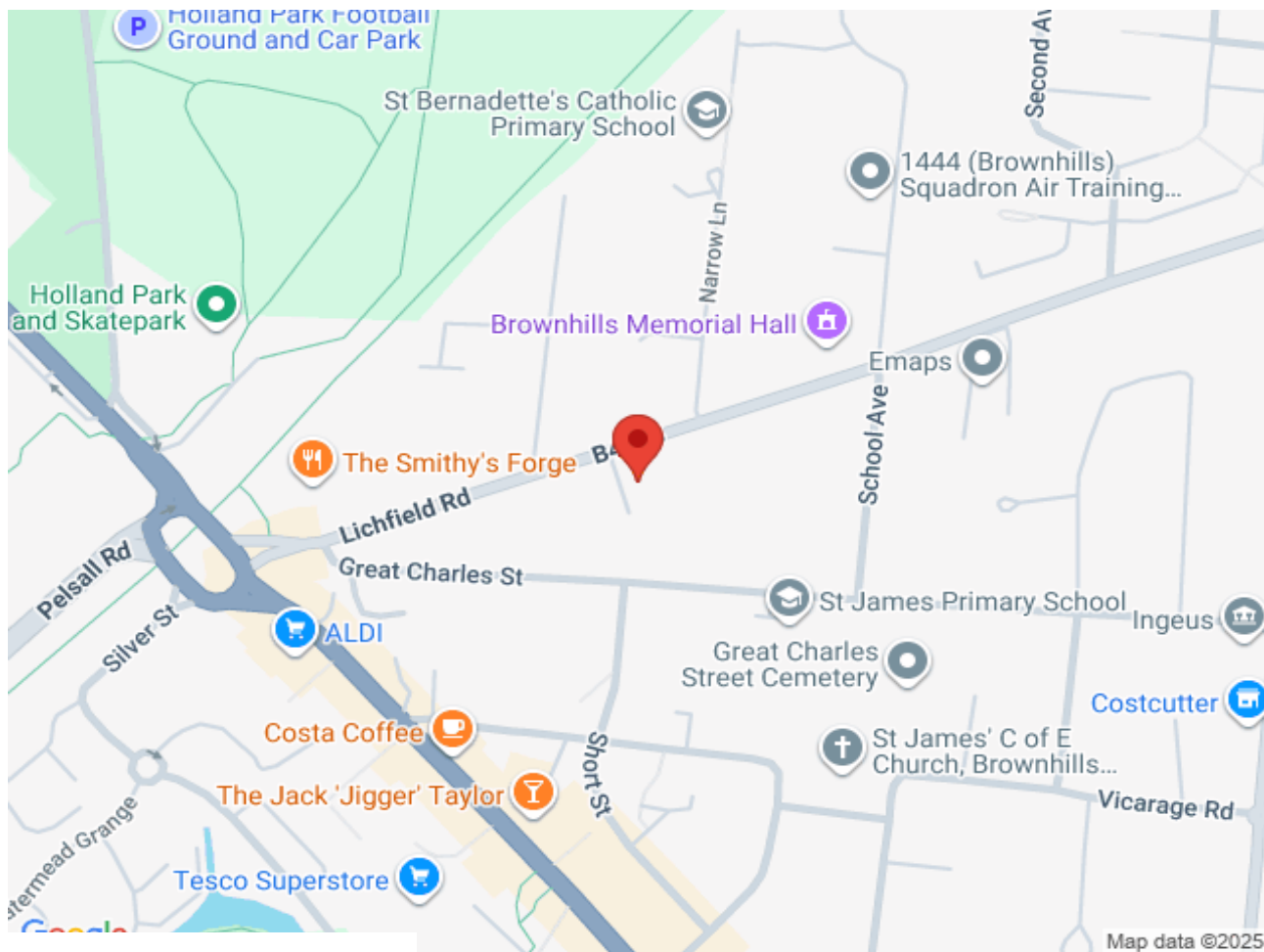


Approximate total area⁽¹⁾
69.5 m²

(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.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

