



Cherwell Drive, Brownhills



3



1



1

£200,000



Key Features

- Popular location
- Three bedrooms
- Family bathroom
- Fitted kitchen
- Enclosed rear garden
- Driveway
- EPC rating C
- Freehold





*****THREE BEDROOM FAMILY HOME*****
 Situated in a popular area with good local schools, nature reserves including the picturesque Chasewater Country Park, shops and transport links. This family property will be a hit with both families and commuters alike.

The property briefly comprises; entrance hallway, lounge/diner and fitted kitchen. Upstairs is three bedrooms and the family bathroom. The property benefits from an enclosed rear garden, driveway and garage.



Early viewing is highly recommended.

Tenure: Freehold

Council tax band: 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. 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 front garden, driveway and garage.

Lounge/Diner

Open plan lounge and diner with window to the front and French doors to the rear.

Kitchen

Fitted Kitchen with matching wall and base units. Giving access to the garage.

Bedroom one

Double bedroom located at the front of the property with fitted overhead storage.

Bedroom two

Double bedroom to the rear of the property with built in wardrobes.

Bedroom three

Single bedroom at the front of the property.

Bathroom

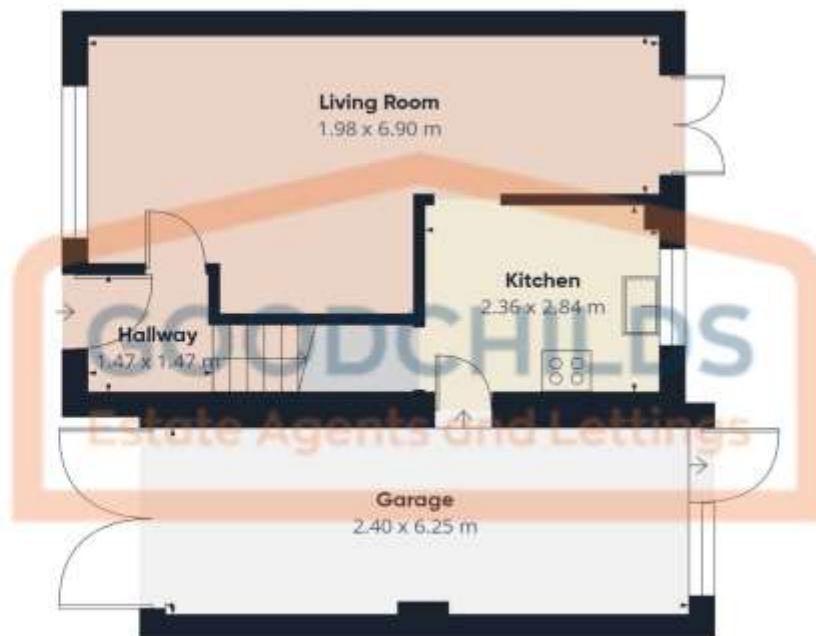
Fully tiled shower room having large cubicle with electric shower, vanity basin and w.c.

Rear garden

Enclosed rear garden with patio and lawn area.







Ground floor

Approximate total area⁽¹⁾
72.4 m².

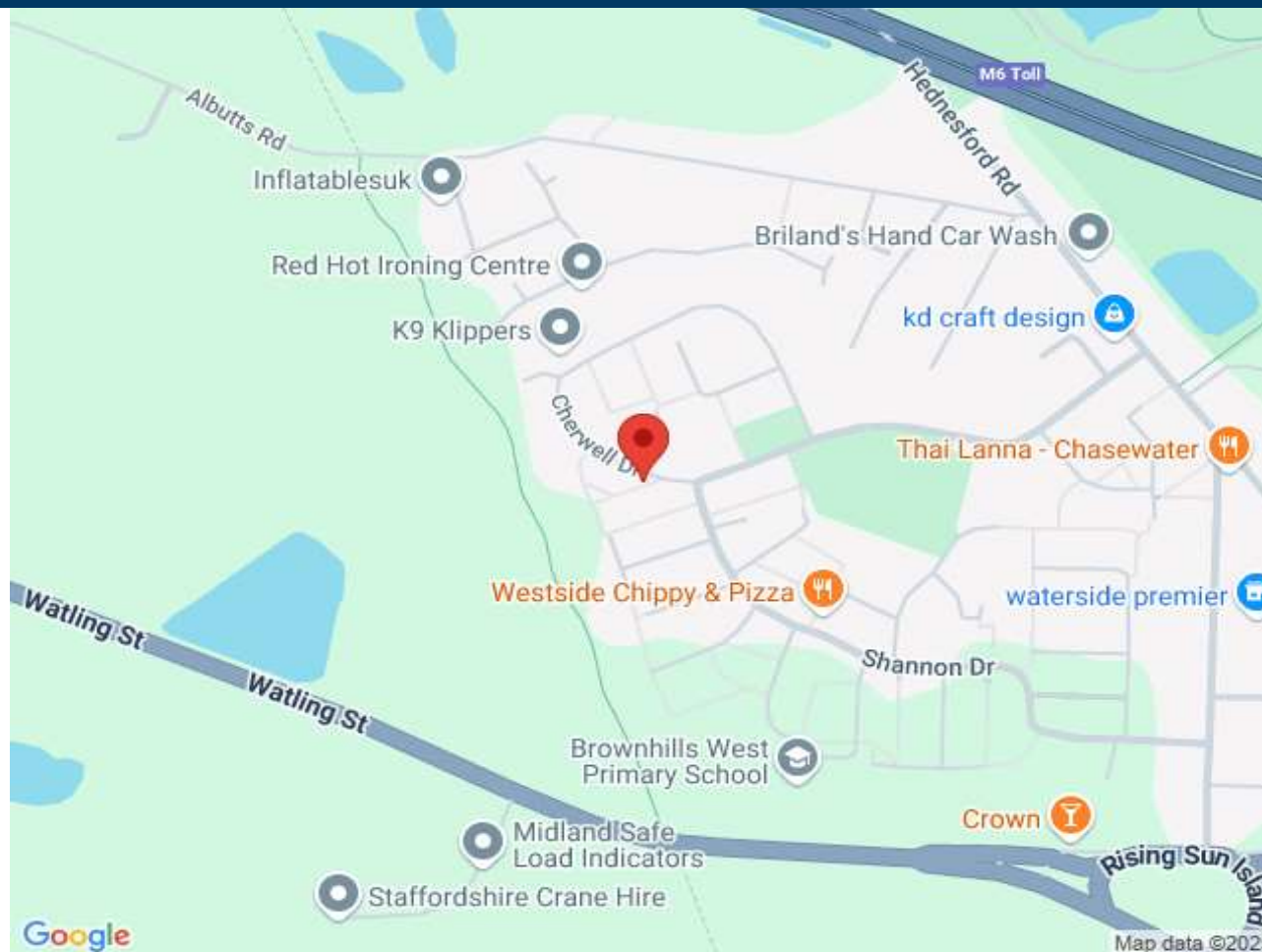


Floor 1

(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.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

