



Hednesford Road, Brownhills



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Offers in excess of £210,000



Key Features

- Popular location
- Two double bedrooms
- Two reception rooms
- Downstairs shower room plus ensuite shower room
- Private enclosed rear garden
- Beautifully presented
- EPC rating TBC
- Freehold





****BEAUTIFULLY PRESENTED TWO BEDROOM TRADITIONAL PROPERTY**** Situated in a popular area with good local schools, nature reserves including the picturesque Chasewater Country Park, shops and transport links. This home will be a hit with both families and commuters alike. Viewing for this semi detached property is highly recommended.

This lovely family home consists of; two reception rooms, inner porch with a ground floor shower room & kitchen, two first floor bedrooms with en suite shower room. The property is both double glazed and gas centrally heated and has a garden to the rear and a courtyard garden to the front.

Tenure: Freehold

Council tax band: B

EPC: TBC

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

Frontage

Having courtyard area to the front and gated side access to the rear of the property.

Living room

Located at the front of the property, having beautiful feature wall with log burner.

Reception room

Second reception room with staircase giving access to the first floor.

Kitchen

Having matching wall and base units and splashback wall tiles and integrated oven, hob and extractor.

Shower room

Located on the ground floor having electric shower, basin and w.c.

Bedroom one

Sizeable double bedroom positioned at the front of the property.

Bedroom two

Double bedroom positioned at the rear of the property having ensuite shower room and storage cupboard.

Ensuite

Partially tiled shower room having basin, w.c. and cubicle with electric shower.

Rear garden

Private enclosed rear garden having patio area and raised lawn and beds with mature shrubs and trees.



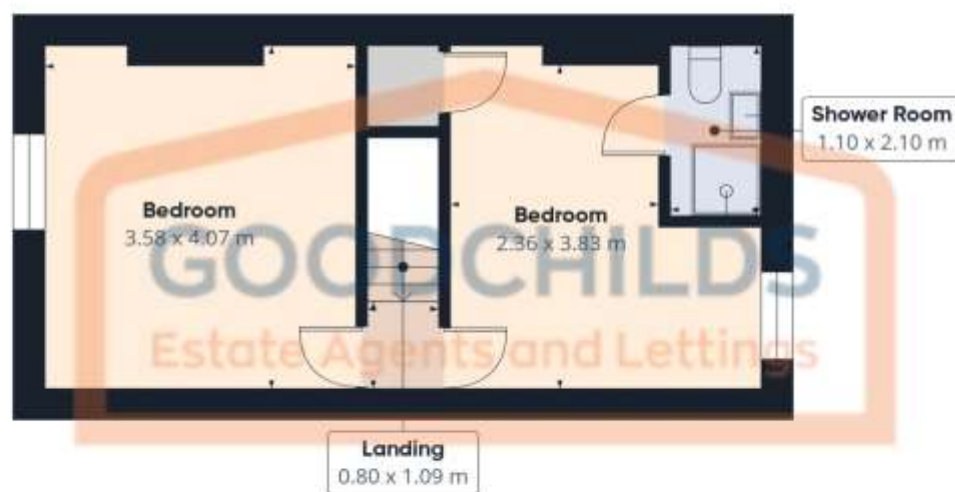






Ground floor

Approximate total area⁽¹⁾
81.1 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.

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