



Ogley Crescent, Brownhills



Offers in excess of £189,500



Key Features

- Popular location
- Semi detached
- Three bedrooms
- Very well presented throughout
- Large garden with summer house with mains power
- Off road parking
- EPC rating C
- Freehold





*****IDEAL FOR FIRST TIME BUYERS AND INVESTORS - THREE BEDROOM FAMILY HOME
*****Located in Brownhills, an area ideal for 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 consists of: driveway, hall, lounge, diner, kitchen, downstairs bathroom, three bedrooms and rear garden with summer house with mains power.

The property benefits from gas central heating throughout and double glazing throughout.

Early viewing is highly recommended.

Tenure - Freehold

Council tax - A

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.





Frontage

Having low maintenance driveway offering off road parking for multiple vehicles and side gate giving access to the rear garden.

Kitchen 3.33m x 2.51m (10'11" x 8'2")

Good size kitchen with plenty of wall and base units offering lots of storage and an integrated oven, hob and extractor.

Lounge 3.14m x 4.23m (10'4" x 13'11")

Neutrally decorated bright room with french doors out onto the rear patio.

Dining room 2.88m x 2.74m (9'5" x 9'0")

Neutrally decorated dining area located off the hallway leading through to the lounge.

Bathroom 2.60m x 1.63m (8'6" x 5'4")

Fully tiled bathroom having shower over bath, basin and w.c. Located on the ground floor.

Bedroom one 3.40m x 4.69m (11'2" x 15'5")

Neutrally decorated double bedroom positioned at the front of the property.

Bedroom two 2.87m x 2.93m (9'5" x 9'7")

Double bedroom positioned at the rear of the property offering views of the rear garden and benefiting from built in storage.

Bedroom three 1.85m x 1.75m (6'1" x 5'8")

Single bedroom Located at the rear of the property.

Rear garden

Patio area with steps down to the large rear garden and pathway leading to summer house at the top of the garden which benefits from mains power.

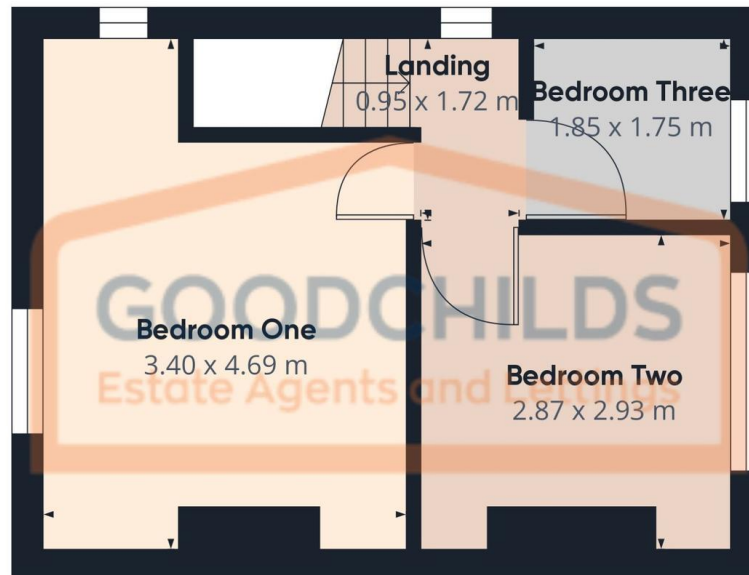








Ground floor



Floor 1

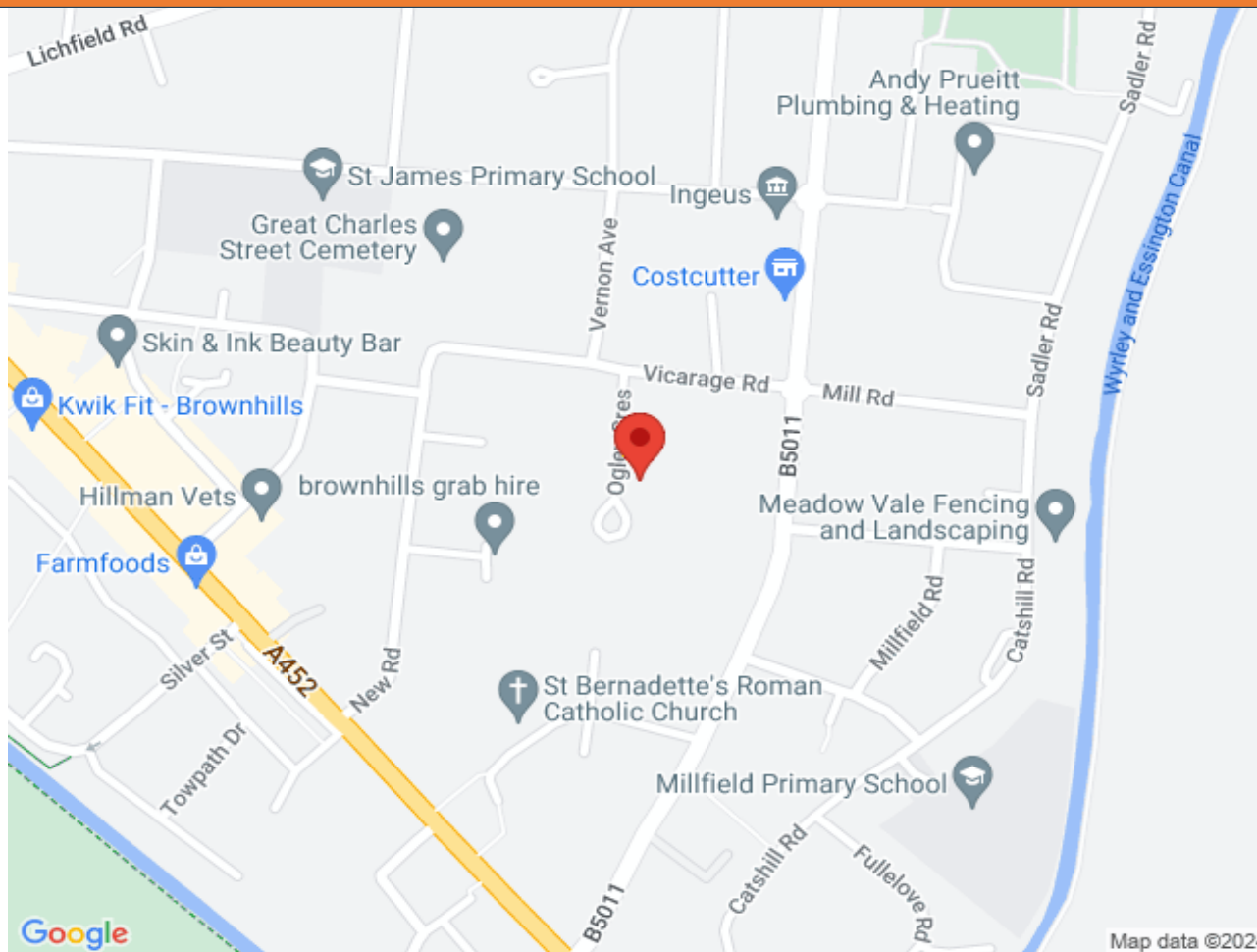


Approximate total area⁽¹⁾
67.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

