



Keable Homes Ltd
Sales & Lettings

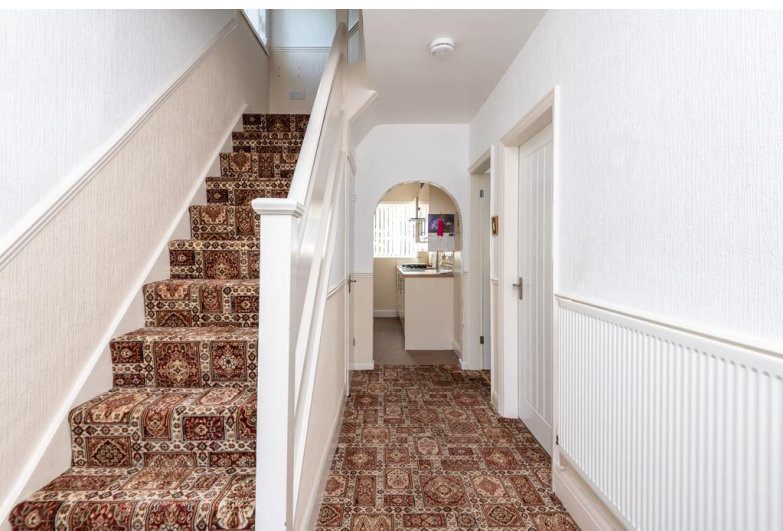
Lindon Road

Brownhills, Walsall, WS8 7BE

- TWO RECEPTION ROOMS
- TWO BATHROOMS
- REFITTED KITCHEN
- UTILITY ROOM

Asking Price Of £240,000

EPC Rating 'TBC'





Property Description

Keable Homes are delighted to bring to market this well maintained, 1930s semi detached, family home. The property has undergone a full rewire, and had a new Worcester boiler fitted in November 2018 which has been annually serviced. The kitchen has also been refitted with modern units, leaving the new owner to just make cosmetic changes to suit their own tastes. The rear garden is attractive and low maintenance, benefitting from not being overlooked to the rear, as well as the property being private to the front. The garage would comfortably house a modern car, and the driveway to the front would allow for three or more vehicles to park comfortably.

The property sits within walking distance to Brownhills high street, and makes local public transport links easily accessible, as well as easy access to the A5 and the M6 motorway. All local amenities are close by along with good local schools.



APPROACHED VIA -

a large, low walled, tarmacadam driveway with mature shrubs, leads up to the double UPVC garage doors, and the UPVC double glazed front door allowing access into:

PORCH

(2.09m x 1.47m) - with a UPVC double glazed front door and inner door, double glazed windows to the front and side, a ceiling light point and tiled floor. The second UPVC double glazed window leads into:

HALLWAY

(2.06m x 4.09m) - with carpeted flooring, a ceiling light point and central heating radiator. The stairs lead up to the first floor, there is a useful under stairs storage cupboard with an original wooden framed window, and the electricity fuse box. The hallway has doors leading through to the living room, dining room and an archway leads into the kitchen.



LIVING ROOM

(3.53m x 3.72m) - being open plan into the dining space, there is carpeted flooring, an attractive UPVC double glazed bay window to the front, ceiling light point and central heating radiator. A feature fire surround allows space for an electric fire. Being open plan, the living room leads into:

DINING ROOM

(3.53m x 3.53m) - with carpeted flooring, a ceiling light point, central heating radiator and feature fire surround with space for an electric fire. The large UPVC double glazed window overlooks the rear garden.



REFITTED KITCHEN

(2.01m x 2.75m) - with a range of high gloss wall and base units with wood effect work surface over. There is a stainless steel sink and drainer with mixer tap, an integrated gas hob and eyeline electric oven and microwave as well as an integrated refrigerator. There is a tiled splash back and the UPVC double glazed window overlooks the rear garden. A further archway leads through into:

UTILITY ROOM

(2.51m x 2.75m) - with space for a washing machine and tumble dryer with work surface over. The Worcester boiler is wall mounted and was last serviced in January 2021. The flooring is carpeted, there is a central heating radiator, ceiling light point and UPVC double glazed door and window into the rear garden. A portion of the utility space incorporates:





WET ROOM

(1.06m x 1.64m) - with fully tiled walls and flooring, a low level WC, wall mounted hand wash basin and electric shower. There is a ceiling light point, extractor fan and central heating radiator.

GARAGE

(4.50m x 2.57m) - accessed via an internal door from the utility room, or via double UPVC vehicular doors to the front. There is a ceiling light point.

TO THE FIRST FLOOR -

LANDING -

a bright space with a UPVC double glazed window to the side. The flooring is carpeted, there is a ceiling light point and there is a loft access hatch. Doors to all three bedrooms, the bathroom and WC are accessible from the landing.

BEDROOM ONE

(3.73m x 3.53m) - a large double room with a UPVC double glazed bay window to the front. The flooring is carpeted, there is a central heated radiator and ceiling light point.

BEDROOM TWO

(3.73m x 3.53m) - a large double room with a UPVC double glazed window overlooking the rear. The flooring is carpeted, there is a central heating radiator and a ceiling light point.

BEDROOM THREE

(2.70m x 2.05m) - a single room with carpeted flooring, a UPVC double glazed overlooking the front, a ceiling light point and a central heating radiator.

BATHROOM

(2.01m x 1.92m) - with a panelled bath and pedestal hand wash basin. There is a useful storage cupboard, central heating radiator, ceiling light point, carpeted flooring and a UPVC double glazed window overlooking the rear.

WC

(1.17m x 0.75m) - with a low level WC, ceiling light point, carpeted flooring and a UPVC double glazed window overlooking the side.

TO THE REAR -

the garden is fully enclosed and benefits from privacy as it is not overlooked to the rear. It is a well presented, low maintenance space with paved areas and mature trees and shrubs.





PLEASE NOTE:

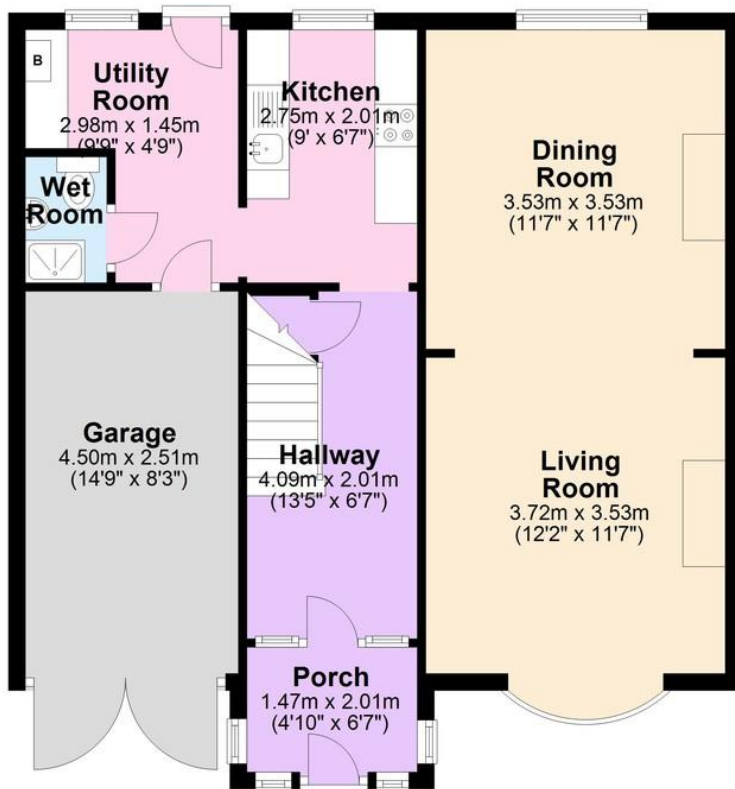
all measurements are approximate and intended as a guide only. Any prospective purchaser should confirm these for themselves.

We have been informed the property is FREEHOLD and has all mains services. Your legal representative will confirm this for you.

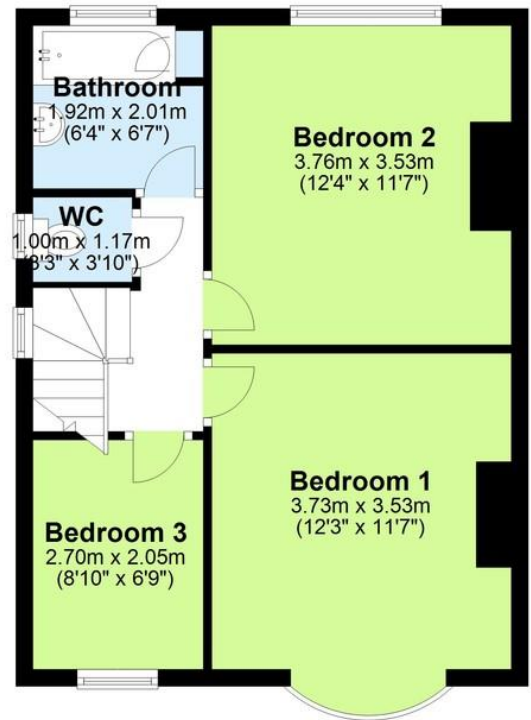
The property is being sold with NO ONWARD CHAIN. Viewings strictly by appointment via the agents, Keable Homes Ltd.



Ground Floor



First Floor



EPC AWAITED

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Bridgtown
Cannock

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements