



Keable Homes Ltd
Sales & Lettings

94 Commonside

Brownhills, Walsall, WS8 7AT

- THREE BEDROOMS
- REFITTED SHOWER ROOM
- SPACIOUS KITCHEN DINER
- PARKING TO THE FRONT

Asking Price Of £145,000

EPC Rating 'TBC'





Property Description

Keable Homes are delighted to bring to the market this three bedroom semi-detached home in Brownhills, Walsall. The property has been well maintained but may require some modernisation to individual tastes. It offers fantastic accommodation to include a living room, spacious kitchen diner and through hallway to the ground floor, and three bedrooms, a shower room and WC to the first floor. There is parking behind double gates to the front, and a private and enclosed rear garden.

The house sits a short distance from all local amenities, a short walk to public transport links and a short drive to access the A5. This is a fantastic opportunity for a first time buyer or a buy to let investor. Early viewings are highly advised as we expect a high level of interest.

APPROACHED VIA -

a paved driveway and footpath leads down to the UPVC double glazed front door. The front has mature



shrubs and hedging.

PORCH -

with a tiled floor and UPVC double glazed window across all three sides. A hardwood front door leads into:

HALLWAY

(3.46m x 1.84m) - with a boarded floor carpeted runners, a UPVC double glazed window to the side, a central heating radiator and two ceiling light points. The stairs lead up to the first floor, and there are doorways into the kitchen and into:

LIVING ROOM

(4.45m x 3.45m) - a bright room with a large UPVC double glazed window overlooking the front. The flooring is carpeted, there is a central heating radiator and a ceiling light point.

KITCHEN DINER

(6.33m x 2.73m) - with a range of wall and base units with work surface over. There is a stainless steel sink and drainer, and ample space for a fridge freezer, washing machine and tumble dryer. The flooring is vinyl and there is part tiling to the walls. There are two ceiling light points, a central heating radiator and a useful storage cupboard housing the combination, wall mounted boiler. The UPVC double glazed window overlooks the rear and the door opens out into:

LEAN TO

(1.60m x 5.30m) - a wooden framed and low brick built construction with single glazed window. There is a tiled floor and a hardwood external door provides access into the garden.

TO THE FIRST FLOOR -

LANDING -

with laminate flooring, a ceiling light point, loft access hatch and UPVC double glazed window overlooking the side. There is a useful built in cupboard with shelving for storage.

BEDROOM ONE

(3.46m x 3.61m) - a large double room with carpeted flooring, a central heating radiator, ceiling light point and a two UPVC double glazed windows overlooking the front.

BEDROOM TWO

(2.77m x 3.61m) - a further double room with laminate flooring, a ceiling light point, central heating





radiator and UPVC double glazed window overlooking the rear.

BEDROOM THREE

(2.66m x 2.47m) - a good sized single room with laminate flooring, a ceiling light point, central heating radiator and UPVC double glazed window overlooking the front.

SHOWER ROOM

(1.74m x 1.33m) - with a corner shower cubicle with electric shower, a pedestal hand wash basin, linoleum flooring and UPVC panelling to the walls. There is a ceiling light point and UPVC double glazed window to the side.



WC

(1.33m x 0.84m) - with a low level WC, linoleum flooring and full tiling to the walls. There is a ceiling light point and a UPVC double glazed window overlooking the rear.

TO THE REAR -

the garden is enclosed by fencing and is low maintenance with a large patio area and raised flower beds and borders. There is side access via a gate through to the front of the property.

PLEASE NOTE:

all measurements are approximate and intended as a guide only. Any prospective purchaser should satisfy themselves of their accuracy.

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

The property is being sold with NO ONWARD CHAIN.





Ground Floor



First Floor



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Suite 1
214 Watling Street
Bridgtown
Cannock
ST10 2JH

www.keablehomes.co.uk
sade.keable@keablehomes.co.uk
uk
01543 468847

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