



ANDREW  
**DOWNING**  
**BOOTH**™  
ESTATE AGENTS

# Sandy Grove, Brownhills, Walsall

£165,000

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**A fabulous opportunity for a two double bedroom home, with the rare added benefit of having no upward chain. This charming terraced property in Sandy Grove, Brownhills, comes to the market offering excellent value for money, with plenty of attractive features.**

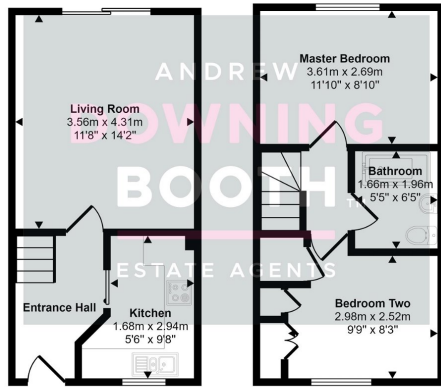
**Location-wise, the property benefits from having transport links, major supermarkets, schools and most notably the picturesque Chasewater Country Park all close-by.**

**The accommodation is set across two floors, with an entrance hall, generous living room and kitchen all to the ground floor, whilst the two double bedrooms (bedroom two with built in wardrobes) and bathroom sitting to the first. A tarmacadam driveway is complimented by a private lawned garden to make up the property's exterior.**

**We must advise booking in a viewing at your earliest convenience in order to appreciate all that's on offer for such a fabulous price.**



Approx Gross Internal Area  
53 sq m / 571 sq ft



Ground Floor  
Approx 26 sq m / 285 sq ft

First Floor  
Approx 27 sq m / 287 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Two Double Bedroom Terraced Property
- No Upward Chain
- Generous Living Room
- Close To Amenities
- Private & Low Maintenance Garden
- Consistently Generous Room Sizes
- EPC Rating: C
- Council Tax Band: B

