

CHRIS FOSTER & Daughter

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132 Cherwell Drive, Brownhills, WS8 7LL Guide Price £169,950

A spacious three bedroomed end town house residence that will be of particular interest to the discerning first time home buyer or 'buy to let' investor.

* Reception Hall * Guest Cloakroom * Lounge * Fitted Dining/Kitchen * Three Bedrooms * Modern Bathroom * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band A
Local Authority - Walsall



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Company Number: 11253248



132 Cherwell Drive, Brownhills



Reception Hall



Lounge



Fitted Dining/Kitchen

132 Cherwell Drive, Brownhills



Guest Cloakroom



Bedroom One



Bedroom One

132 Cherwell Drive, Brownhills



Bedroom Two



Bedroom Three



Bathroom



Rear Garden

132 Cherwell Drive, Brownhills

An internal inspection is highly recommended to begin to fully appreciate this spacious, three bedroomed, end town house residence that is conveniently situated close to local amenities.

Brownhills High Street enjoys all main shopping facilities including a Tesco store together with regular and frequent public transport services to Walsall, Cannock and Lichfield.

The A5 trunk and M6 Toll Roads are within 2 miles giving further access to the M6, M5, M42 and M54 thus bringing all centres of the West Midlands conurbation within easy commuting distance.

A splendid range of schools for children of all ages is readily available including Shire Oak Academy, Brownhills School and St Francis of Assisi Catholic Technology College at Aldridge.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing, briefly comprises the following:

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RECEPTION HALL

composite entrance door to front elevation, PVCu double glazed door to rear elevation, two ceiling light points, laminate floor covering, central heating radiator, wall mounted "Worcester" central heating boiler and under stairs storage cupboard off.

GUEST CLOAKROOM

PVCu double glazed frosted window to rear elevation, WC, wash hand basin and ceiling light point.

LOUNGE

4.04m x 3.96m (13'3 x 13'0)

PVCu double glazed window to front elevation, modern wall mounted pebble effect fire, central heating radiator and ceiling light point.

FITTED DINING/KITCHEN

4.04m x 3.18m (13'3 x 10'5)

PVCu double glazed window to rear elevation, range of modern white high gloss wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, space for cooker with stainless steel extractor canopy over, integrated dishwasher, space for appliances, central heating radiator and ceiling light point.

FIRST FLOOR LANDING

ceiling light point, loft access and airing cupboard off.

BEDROOM ONE

3.66m x 3.12m (12'0 x 10'3)

PVCu double glazed window to front elevation, central heating radiator and ceiling light point.

BEDROOM TWO

3.51m x 3.07m (11'6 x 10'1)

PVCu double glazed window to rear elevation, central heating radiator and ceiling light point.

132 Cherwell Drive, Brownhills

BEDROOM THREE

2.74m x 2.64m (9'0 x 8'8)

PVCu double glazed window to front elevation, central heating radiator and ceiling light point.

MODERN BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with electric shower over and shower screen fitted, vanity wash hand basin with storage cupboard below, WC, tiled walls and floor, chrome heated towel rail, ceiling light point and extractor fan.

OUTSIDE

FORE GARDEN

being lawned with brick boundary wall and paved pathway.

REAR GARDEN

paved patio, brick built storage shed, lawn, timber fencing and gated access to rear.

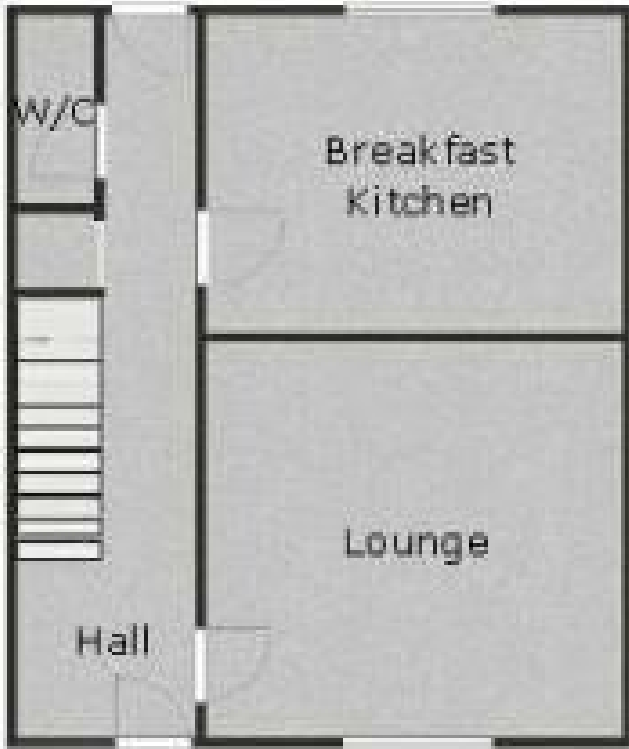
GENERAL INFORMATION

We understand the property is Freehold with vacant possession upon completion.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

132 Cherwell Drive, Brownhills



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |