



Anglesey Road
Brownhills

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Lovett&Co. Estate Agents are pleased to offer TO LET this well presented three bedroom traditional semi-detached property.

The property is to be let unfurnished.

Situated in a sought after area of Brownhills, bordering Burntwood, the well proportioned property has recently been refurbished throughout. The property briefly comprises: entrance porch, hallway, lounge and dining area (with French doors leading to the veranda), fitted kitchen with a range of wall and base units, oven, hob and extractor, utility and garage, landing, three bedrooms (two double and further single with fitted wardrobe) and family shower room.

Externally there is parking for at least three cars on the private driveway and there is a very generous enclosed rear garden with two lawn areas, fruit trees, patio and shed.

The property benefits from UPVC double glazing and central heating through out.

It is situated in the village of Brownhills, just a few minute walk from Chasewater and in close proximity to the local primary school and local amenities including park and shops. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield Cathedral City with its tourist links and Garrick Theatre, being approximately 5 miles away.

RECEPTION HALL:

LOUNGE:

11' 0" x 12' 4" into bay (3.35m x 3.76m)

DINING AREA:

11' 0" x 10' 11" (3.35m x 3.33m)

KITCHEN:

7' 2" x 7' 9" (2.18m x 2.35m)

UTILITY:

5' 11" x 8' 9" (1.80m x 2.66m)

GARAGE:

7' 5" x 14' 0" (2.25m x 4.26m)

FIRST FLOOR LANDING:

BEDROOM ONE:

11' 0" x 10' 11" (3.35m x 3.32m)

BEDROOM TWO:

10' 0" x 10' 11" (3.05m x 3.34m)

BEDROOM THREE:

6' 9" x 8' 0" (2.06m x 2.44m)

SHOWER ROOM:

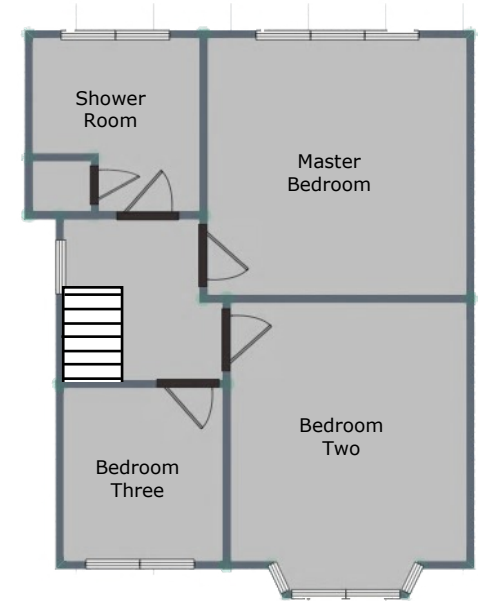
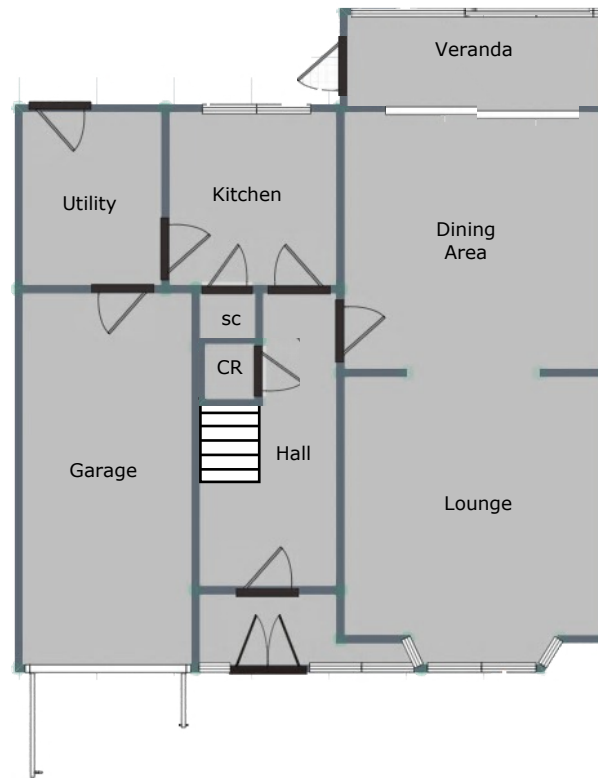
VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.





FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

