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Fullelove Road
Brownhills

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Lovett&Co. Estate Agents are pleased to offer for sale this recently refurbished and superbly presented two bedroom semi-detached property.

The property occupies an extremely generous plot with stunning rear garden ideal for nature lovers and those with pets, having extended lawn areas, rear patio which collects the sun all day long and a pond attracting an abundance of wildlife. There is also a garage to the side of the property.

The property itself briefly comprises: entrance hallway, spacious lounge-diner, re-fitted kitchen and separate extended utility room, landing, two double bedrooms plus a refitted bathroom.

Work carried out on the property (from 2021) includes: new windows and doors to the rear and to the utility, new gas boiler (under warranty until 2028), new radiators, new electric consumer unit and sockets in each room, ceilings boarded and re-plastered, party walls to neighbouring property insulated (stud walls and Rockwool), refitted bathroom, refitted kitchen and utility, new garden fences and gate, new carpets and patio area in the garden.

RECEPTION HALL:

Entrance door, vinyl wood effect flooring, ceiling light point, radiator, light point, window to side, recess under stairs with cabinets, carpeted stairs to first floor, door to the lounge and opening to the kitchen.

LOUNGE:

10' 10" max x 19' 9" (3.30m x 6.01m)
Carpeted flooring, ceiling light point, radiator, window to the front and French doors to the garden.

REFITTED KITCHEN:

7' 7" x 10' 2" (2.30m x 3.10m)
Range of matching modern fitted wall and base units incorporating cabinets, drawers and work tops, new inset granite sink and drainer, new integrated oven and grill, 4 ring gas hob with extractor hood, further integrated dishwasher, under cabinet lighting, vinyl flooring, light point, window to the rear and opening to the utility.

UTILITY:

5' 5" x 13' 0" (1.65m x 3.95m)
Further range of matching wall and base units with fitted cabinets, work tops and space for white goods such as washing machine, dryer, fridge and freezer, vinyl flooring, light point, radiator, window to the front plus window and door to the side garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the side, doors off to two bedrooms, bathroom and access to the insulated and boarded loft space.

BEDROOM ONE:

13' 11" x 9' 1" (4.25m x 2.78m)
Built in cupboard, carpeted flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:

9' 8" x 10' 5" (2.95m x 3.18m)
Space for wardrobes, carpeted flooring, ceiling light point, radiator and window to rear with views of the countryside.

FAMILY BATHROOM:

White suite comprising: bath with shower attachments and electric shower above, wash hand basin, low level W/C, 1 wall tiling, vinyl





flooring, ceiling light point, heated towel rail and window to rear.

EXTERNALLY:

At the front is a private garden with hedged front border and pathway leading to the front door. There is also a gated side access to the sun trap side garden with access to the utility and further opening to the large rear garden. The stunning rear garden features two lawn areas, newly laid patio area, pond at the rear plus a number of mature planted trees, shrubs and bushes. There is also a garage to the side of the property.

VIEWING:

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

DISCLAIMER:

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