



Hednesford Road  
Brownhills West

# Hednesford Road Brownhills West



Lovett&Co. Estate Agents are pleased to offer for sale this well presented and spacious three bedroom semi-detached house.

The property briefly comprises: entrance hallway, large front lounge, spacious dining area opening to the re-fitted kitchen (2/3 years old), downstairs WC, landing, three bedrooms and a family bathroom.

Externally there is a south west facing private rear garden with lawn and patio areas, plus rear garage and brick built storage shed both with lighting and electrics, plus a front garden with pathway from the pavement.

Other benefits include: UPVC double glazing and recently updated gas boiler (2 years old) with 8 years remaining on the warranty. Other updates include new guttering all around, new front fascia and insulation.

It is situated in Brownhills, within 5 minutes drive of Brownhills high street with local amenities, including a variety of shops, supermarkets and take-aways. 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 it's tourist links and Garrick Theatre, being approximately 4 miles away

## RECEPTION HALL:

Entrance door from the porch, laminate flooring, ceiling light point, useful storage

cupboards, radiator, stairs to first floor, and doors to the dining room, guest WC and rear garden.

## DINING AREA/KITCHEN:

13' 1" x 10' 6" (4.00m x 3.20m)  
Laminate flooring, matching wall and bade units with work tops, ceiling light points, radiator, windows to side, door to the lounge and opening to the kitchen.

## KITCHEN:

8' 10" x 7' 5" (2.70m x 2.25m)  
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and grill, plus 4 ring gas hob with extractor hood, wall tiling, tiled flooring, ceiling lights, window to side and patio doors to the rear.

## LOUNGE:

13' 2" x 13' 0" (4.02m x 3.95m)  
Carpeted flooring, TV aerial & phone sockets, ceiling light point, radiator and window to the front.

## GUEST WC:

Suite comprising: low level WC, wash hand basin, aqua panelled walls, tiled flooring, light point and window to the rear.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft access hatch, doors off to three bedrooms, family bathroom and useful storage cupboard.





**BEDROOM ONE:**

10' 4" x 12' 0" (3.15m x 3.65m)  
 Carpeted flooring, radiator, ceiling light point and window to front.

**BEDROOM TWO:**

10' 2" x 11' 7" (3.09m x 3.52m)  
 Carpeted flooring, ceiling light point, radiator and window to the rear.

**BEDROOM THREE:**

8' 11" x 8' 10" (2.71m x 2.69m)  
 Carpeted flooring, ceiling light point, radiator and window to the front.

**FAMILY BATHROOM:**

White suite comprising: bath, separate shower cubicle, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling lights and window to rear.



**VIEWING:**

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

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