



Knaves Castle Avenue  
Brownhills



# Knaves Castle Avenue Brownhills



Lovett & Co. Estate Agents are delighted to present for sale this superbly maintained and beautifully presented three-bedroom semi-detached home, situated in a sought-after residential area of north Brownhills.

Decorated to a high standard throughout, the property offers a well-designed layout comprising: a side entrance porch, welcoming hallway, spacious rear lounge-diner, modern fitted kitchen, and an integral garage. Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom.

Externally, the property features a block-paved driveway with space for up to two vehicles, alongside a front lawn that could be converted into additional parking if required. The south-facing rear garden enjoys sunlight throughout the day and boasts a paved patio area—perfect for entertaining—along with a lawn ideal for family activities.

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. More amenities can be found in Brownhills along the High Street or in nearby Burntwood.

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 in neighbouring town and cities.

## **SIDE ENTRANCE PORCH:**

UPVC doors and windows to the front and rear, tiled flooring, ceiling light, ample space to store coat and shoes, further UPVC door into the hallway.

## **RECEPTION HALL:**

Laminate flooring, ceiling light point, radiator, stairs to first floor, opening to the kitchen and door to the lounge-diner.

## **LOUNGE-DINER:**

17' 5" x 12' 0" (5.30m x 3.65m)

Feature fireplace with fitted electric fire, laminate flooring, TV aerial & phone sockets, ceiling light point, radiator, space for dining table and chairs, UPVC French doors and windows to the rear garden.

## **MODERN FITTED KITCHEN:**

8' 9" x 8' 8" (2.67m x 2.65m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric fan oven and 4 ring electric hob with extractor hood, space for a fridge-freezer, washing machine and dishwasher, wall tiling, laminate flooring, ceiling lights and window to the front.

## **INTEGRAL GARAGE:**

8' 2" x 17' 5" (2.50m x 5.30m)

Up and over metal front door, light and electric points. Potential to convert into a further reception room.

## **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, loft access hatch to the part boarded attic, doors off to three bedrooms, family bathroom, two store cupboard and a large airing cupboard.

## **BEDROOM ONE:**

10' 10" x 12' 0" (3.30m x 3.65m)

Carpeted flooring, radiator, ceiling light point and window to the front.





### **BEDROOM TWO:**

10' 4" x 12' 0" (3.15m x 3.65m)

Carpeted flooring, ceiling light point, radiator and window to the rear.

### **BEDROOM THREE:**

6' 7" x 8' 9" (2.00m x 2.66m)

Carpeted flooring, ceiling light point, radiator and window to the rear.

### **FAMILY BATHROOM:**

Modern fitted white suite comprising: bath with shower over and screen, cabinet wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light, heated towel rail and window to front.

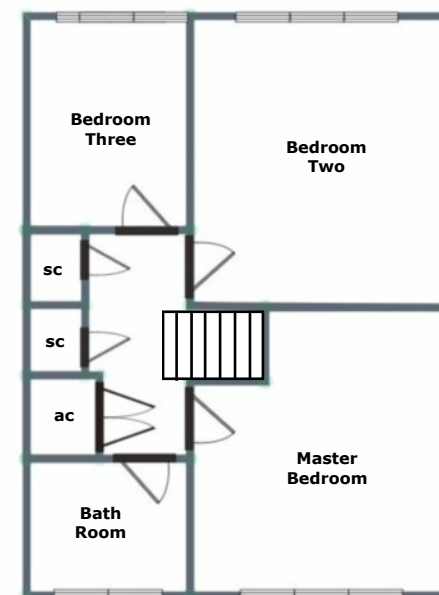
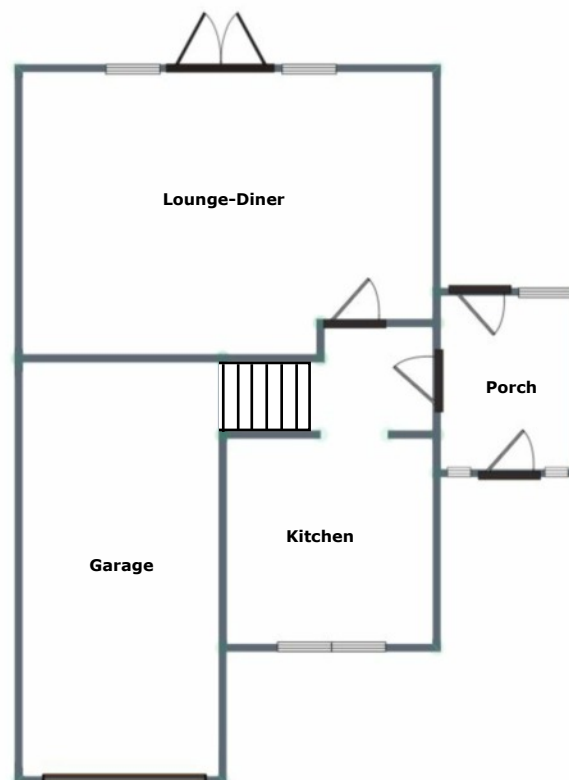


### **VIEWING:**

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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