



Chester Road
Brownhills

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi-detached family home situated in a popular area of Brownhills bordering Walsall Wood.

The property briefly comprises: entrance porch and hallway, open plan lounge with large rear dining area, modern fitted kitchen, separate utility and bathroom, landing and three well proportioned bedrooms with en-suite WC to the master.

Externally there is a private driveway with parking for two vehicles as well as garage and private gated parking area to the rear. The rear garden feature patio and lawn areas, ideal for families to play and for families to play, with direct into the garage.

Other benefits include UPVC double glazing fitted around 4 years ago, and gas central heating provided by a gas boiler (around 9 years old).

PORCH:

UPVC front door and windows, laminate flooring, spot light, and composite door into the hallway.

RECEPTION HALL:

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

LOUNGE:

11' 4" x 13' 6" (3.45m x 4.11m)

Feature fireplace with fitted gas fire, laminate flooring, TV aerial & phone sockets, radiator, window to the front, ceiling and wall light points, archway to rear dining area.

DINING AREA:

14' 8" x 8' 8" (4.48m x 2.65m)

Laminate flooring, ceiling spot light, radiator, under stairs store cupboard and door to the kitchen.

KITCHEN:

8' 4" x 12' 10" (2.55m x 3.90m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven/grill and 4 ring induction hob with extractor hood, integrated fridge, laminate flooring, radiator, light points, window to the rear, door to the side accessing eh garden and further door to the utility.

UTILITY:

Fitted units with space for a fridge-freezer, washing machine and microwave, laminate flooring, light point, and door to the bathroom.

FAMILY BATHROOM:

5' 3" x 8' 6" (1.60m x 2.60m)

White suite comprising: bath with shower over and screen, cabinet wash hand basin, low level W/C, wall tiling, aqua panelled walls, laminate flooring, ceiling spot lights, heated towel rail and window to rear.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the side doors off to three bedrooms.

BEDROOM ONE:

11' 4" x 11' 4" (3.45m x 3.45m)

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





BEDROOM TWO:

8' 0" x 10' 5" (2.45m x 3.18m)

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

BEDROOM THREE:

6' 3" x 7' 3" (1.90m x 2.20m)

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

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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