



Whitehorse Road  
Brownhills

# Whitehorse Road Brownhills

Lovett&Co. Estate Agents are pleased to offer for sale this fully refurbished three bedroom semi-detached family.

The property has undergone a full back to brick renovation which includes all new kitchen, bathroom, flooring, rewiring including switches and sockets, new C/H system and plumbing, windows and doors, as well as landscaped garden and block paved driveway.

The property briefly comprises: entrance hallway, front lounge, open-plan kitchen-diner, separate utility, garage, landing, three good sized bedrooms and modern fitted bathroom.

Situated in a popular residential area of Brownhills the property is well placed to take advantage of a wide range of amenities in Cannock, Lichfield & Walsall town centres, all being approximately four miles away, with further local facilities also available on Brownhills High Street. 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 also available from Cannock & Walsall.

## RECEPTION HALL:

Accessed via the porch it features: laminate flooring, ceiling light point, radiator, useful storage cupboard, stairs to first floor and doors to the kitchen-diner and lounge.

## LOUNGE:

11' 0" x 10' 10" (3.35m x 3.31m)  
Laminate flooring, ceiling light point, radiator, bay window to front.



## KITCHEN-DINER:

19' 2" x 10' 9" (5.85m x 3.28m)  
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 4 ring induction hob with extractor, integrated fridge-freezer, laminate flooring, ceiling spot lights, dining area with built in cupboards and recess shelving, patio doors to the rear garden.

## UTILITY:

5' 9" x 8' 3" (1.75m x 2.51m)  
Fitted wall units and work tops with space below for a washing machine and dryer, laminate flooring, spot lights, window and door to the garden and door into the garage.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the side, doors off to three bedrooms, family bathroom and loft hatch.

## MASTER BEDROOM:

11' 1" x 10' 11" (3.37m x 3.34m)  
Carpeted flooring, radiator, ceiling light point and window to rear.

## BEDROOM TWO:

9' 10" x 10' 11" (3.00m x 3.33m)  
Carpeted flooring, ceiling light point, radiator, bay window to the front.

## BEDROOM THREE:

7' 1" x 8' 1" (2.16m x 2.46m)  
Carpeted flooring, ceiling light point, radiator and window to the front.





#### **FAMILY BATHROOM:**

7' 3" x 7' 9" (2.20m x 2.35m)

White suite comprising: bath, separate shower cubicle, drawer unit with wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling spot lights, heated towel rail and window to rear.

#### **GARAGE:**

7' 7" x 14' 7" (2.32m x 4.45m)

Up and over metal front door, light and electric points, door to the utility.

#### **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.



