



Castle Close
Brownhills

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Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious four bedroom property with public green to the front, ideal for young families and children to enjoy.

The property is being offered with NO ONWARD CHAIN.

Ideal for first time buyers, with kitchen white goods included subject to a satisfactory offer.

Externally the property can be accessed from both the front and rear, with the rear offering a detached garage with electric roller shutter door and parking spaces, as well as landscaped multi-tier garden with artificial lawn area, and flagstone patio with resin grouting.

Internally, the property briefly comprises: porch, lounge, dining room, kitchen, bathroom, landing and four bedrooms plus WC.

Other benefits include: UPVC double glazed windows, new electric consumer units and gas combi boiler fitted in 2023 providing hot water and central heating.

It is situated in the village of Brownhills north of the A5, 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.

ENTRANCE PORCH:

UPVC double glazed front door and windows, laminate flooring and door opening to the dining room.

LOUNGE:

13' 0" x 9' 2" (3.95m x 2.8m)

Feature fireplace, laminate flooring, radiator, light point and spot lights, windows to the front.

KITCHEN:

8' 4" x 11' 3" (2.55m x 3.44m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, cooker (12 months old), Bosch washer and dishwasher, fridge freezer, tiled flooring, spot lights, door to the rear vestibule accessing the large store, door to dining room, opening to the inner hallway leading to the bathroom, and lounge.

DINING ROOM:

12' 4" x 11' 4" max (3.75m x 3.45m max)

Laminate flooring, ceiling light points, radiator, windows to front, door to kitchen, stairs to the first floor.

FAMILY BATHROOM:

White suite comprising: bath with shower over, cabinet wash hand basin and low level W/C, wall tiling, vinyl flooring, ceiling spot lights and window to rear.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to four bedrooms, family bathroom and useful storage cupboard.

BEDROOM ONE:

11' 4" x 14' 11" (3.45m x 4.55m)

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





BEDROOM TWO:

11' 3" x 5' 9" (3.43m x 1.75m)

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

BEDROOM THREE:

6' 3" x 8' 10" (1.90m x 2.69m)

Carpeted flooring, window to rear, ceiling light points and radiator.

BEDROOM FOUR:

9' 3" x 11' 10" (2.81m x 3.60m)

Carpeted flooring, window to rear, ceiling light points and radiator.



WC:

Fitted low level Wc and wash hand basin.



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.



