

Lovett & Co.
estate agents

Watling Street
Brownhills



Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious and well presented two bedroom semi-detached house, situated on the outskirts of Brownhills bordering Bunnortwood and Hammerwich.

The property offers plenty of living and sleeping accommodation which briefly comprises: entrance hallway, spacious lounge-diner, high spec modern fitted kitchen, separate utility and WC, landing, two large double bedrooms and a modern fitted shower room.

Externally, the superbly maintained front garden features lawn and conifer bushes offering privacy from the roadside with pathway to the front door. To the rear the low maintenance rear garden features an extended block paved patio ideal for entertaining guests, with double gated access from the rear allowing parking for two vehicles.

Other benefits include: UPVC double glazed windows and gas central heating throughout.

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. 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 its tourist links and Garrick Theatre, being approximately 5 miles away.

RECEPTION HALL:

UPVC entrance door, laminate flooring, ceiling light point, radiator, stairs to first floor and door





to the lounge-diner.

LOUNGE-DINER:

10' 4" x 18' 1" (3.15m x 5.50m)

Feature fireplace with multi-fuel burner, ceiling light points, radiators, windows to the front and side, laminate flooring and door to the kitchen.

MODERN FITTED KITCHEN:

13' 5" x 10' 2" (4.10m x 3.10m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and luxury Quartz work surfaces, inset Belfast sink with mono tap, integrated electric double oven/grill and induction hob with extractor hood, space for dishwasher, under stairs cupboard with space for a fridge-freezer, further cupboard housing the boiler, radiator, light point, window to the rear and door to the utility.

UTILITY:

4' 8" x 11' 6" (1.42m x 3.51m)

Fitted work top with space beneath for a washing machine and dryer, vinyl flooring, ceiling light point, window to the side, French doors to the garden, sliding door to the WC.

WC:

Fitted WC with cistern mounted wash hand basin with cold tap, spot light and vinyl flooring.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms, shower room and airing cupboard. There is also a loft hatch with pull down ladder to the part boarded attic space.

BEDROOM ONE:

13' 5" x 10' 2" (4.09m x 3.11m)

Built in wardrobes, carpeted flooring, radiator, ceiling light point and windows to rear.



BEDROOM TWO:

13' 5" x 10' 0" (4.09m x 3.05m)

Large cupboard, carpeted flooring, ceiling light point, radiator and window to front.

SHOWER ROOM:

Modern white suite comprising: walk in shower cubicle, cabinet wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light and window to side.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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