



Brownhills Road  
Walsall Wood

# Brownhills Road Walsall Wood

Lovett&Co. Estate Agents are pleased to offer for sale this stunning three bedroom semi detached town house, originally the show home having been finished to high spec throughout.

The property is set over three floors and briefly comprises: entrance hallway, modern fitted kitchen with integrated appliances, spacious open-plan lounge-diner, guest WC, landing with doors to the two double bedrooms and a family bathroom, with a second floor landing leading the master bedroom with en-suite.

Externally there is parking at the rear for two vehicles, as well as a landscaped low maintenance rear garden with patio area, artificial lawn and gated side access, perfect for entertaining guests and for families to play.

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

The property is well placed to take advantage of a wide range of amenities in Walsall, Aldridge and Sutton Coldfield town centres. The location also benefits from local shops, food outlets, leisure facilities, library and is within walking distance of Walsall Wood nature reserve. Commuter routes include access to the A461, A5 and M6 toll roads linking the midlands motorway network with both local & national bus & train routes available from Walsall town centre.

## HALL:

Front entrance door, laminate flooring, ceiling light point, contemporary radiator, carpeted stairs to first floor; doors to the lounge/diner, WC and kitchen.



## LOUNGE/DINER:

4.77m x 3.92m (15'7" x 12'10") - Feature panelled wall, laminate flooring, ceiling light points, radiator, TV aerial point, useful storage cupboard, French doors to the rear garden, ample space for a dining table and chairs.



## MODERN FITTED KITCHEN:

3.5m x 1.67m (11'5" x 5'5") - Range of matching modern fitted wall and base units, cupboards, drawers and cabinets with complementary work surfaces, inset bowl sink and drainer with mixer tap, tiled splash backs; integral 4 ring gas hob with extractor, integrated electric oven/grill, integrated fridge and freezer plus dishwasher and space for a washer/dryer, recessed spot lights, radiator and window to front.



## DOWNSTAIRS W/C:

Suite comprising: w/c, pedestal wash hand basin, radiator, window to the side.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, radiator, doors to the two double bedrooms and family bathroom plus stairs to second floor master bedroom.

## BEDROOM TWO:

3.8m x 2.86m (12'5" x 9'4") - Fitted wardrobes, carpeted flooring, ceiling light point, radiator and two windows to the rear.



## BEDROOM THREE:

3.11m x 3.07m (10'2" x 10'0") - Fitted wardrobes, carpeted flooring, ceiling light point, radiator and two windows to front.



#### BATHROOM:

White suite comprising: bath with shower above and screen, pedestal wash hand basin and w/c; radiator, extractor and spot lights.

#### MASTER BEDROOM:

5.95m x 2.78m (19'6" x 9'1") -

Accessed from the small second floor landing it features: dressing area with fitted wardrobes, dressing unit and door to the en-suite, carpeted flooring, ceiling light point, access to loft, radiator, windows to front and rear.

#### EN-SUITE:

Modern fitted suite comprising: shower cubicle, low level w/c, wash hand basin, tiled flooring, ceiling light point, radiator, extractor and velux window to rear.



#### 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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