



Lichfield Road, Brownhills



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Offers in excess of £199,995



## Key Features

- Traditional terraced property
- Two reception rooms
- Kitchen
- Separate Utility
- Three bedrooms
- Family bathroom
- EPC rating TBC
- Freehold





**\*\*\*TRADITIONAL THREE BEDROOM TERRACED PROPERTY\*\*\*** - Brownhills is ideal for families and commuters with good local schools, the High Street with its many shops, supermarkets and transport links to the M6 motorway and M6 toll road, Aldridge, Cannock, Lichfield and Walsall. For nature lovers, close by are the Brownhills Commons, the nature reserves of Chasewater and the immense Cannock Chase.

This well presented property briefly consists of; two reception rooms, fitted kitchen, separate utility, two double bedrooms, a single bedroom, family bathroom and off road parking to the rear.

Tenure: Freehold

Council tax band: A

EPC: TBC

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Successful buyers will be required to complete anti-money laundering checks. Thirdfort will carry out the initial checks on our behalf. The non-refundable cost is £49 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.

### Frontage

Traditional terraced property with gated side access to the rear garden.

### Reception one

Having beautiful feature fireplace and large window to the front allowing in plenty of natural light.

### Reception two

Giving access to the Kitchen and first floor.

### Kitchen

Fitted Kitchen having matching wall and base units with contrasting work tops and spaces for several appliances

### Utility

Located at the rear of the Kitchen, having wall units and under counter space for three appliances.

### Bedroom one

Double bedroom located at the front of the property.

### Bedroom two

Double bedroom benefitting from built in storage cupboard.

### Bedroom three

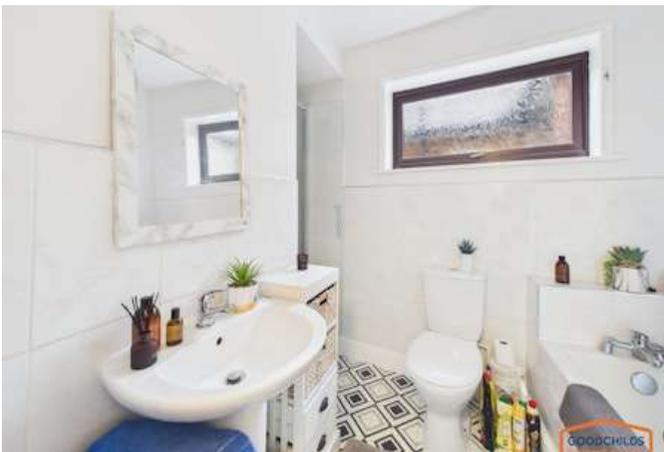
Single bedroom benefitting from built in storage cupboard.

### Family bathroom

Partially tiled bathroom having bath and separate shower cubicle with mains shower, basin and w.c.

### Rear garden

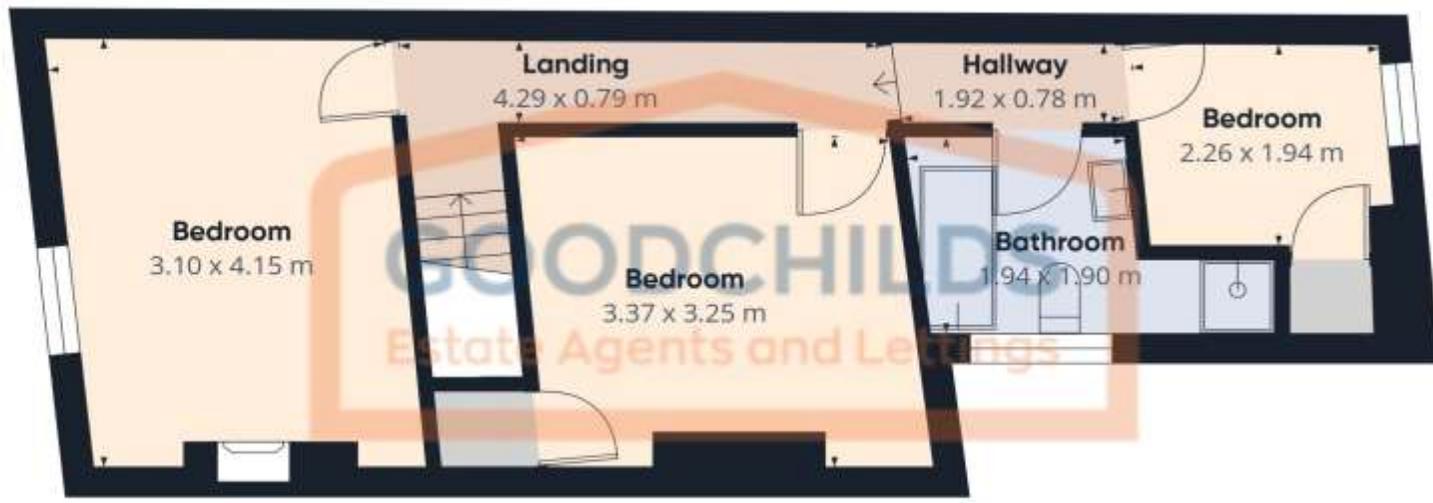
Enclosed low maintenance block paved rear garden having electric gates offering private parking.





Ground floor

Approximate total area<sup>(1)</sup>  
76.3 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

