

Lovett  & Co.  
estate agents

Towpath Drive  
Brownhills



Lovett&Co. Estate Agents are pleased to offer for sale this three bedroom property situated on a modern and popular modern residential development in Brownhills.

The property which was built around 9 years ago, briefly comprises: entrance hallway, lounge, rear kitchen-diner, guest WC, landing with doors to the family bathroom and three good sized bedrooms with en-suite to the master. There is also an integral garage.

Externally, there is a private driveway offering off-road parking plus low maintenance rear garden with patio and artificial lawn, perfect for families to enjoy.

Other benefits include: UPVC double glazing, loft and wall insulation plus gas central heating throughout.

It is situated in Brownhills, within walking distance of Brownhills high street with great local amenities, including a variety of shops and supermarkets. 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, Cannock and Walsall.

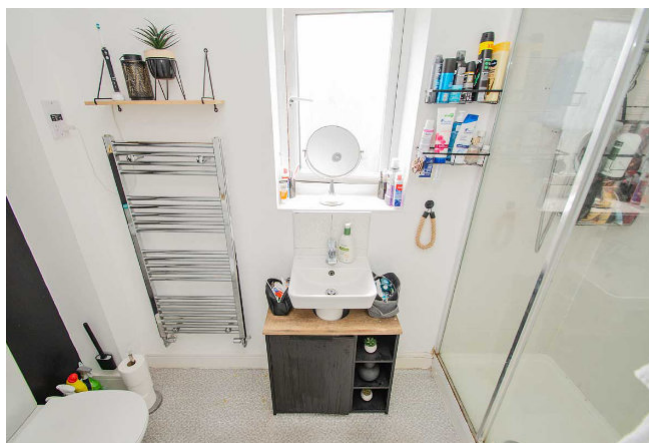
**RECEPTION HALL:**

Entrance door, ceiling light point, radiator, stairs to the first floor, door to the lounge.

**LOUNGE:**

Feature panelled wall with space to mount a TV, TV & phone sockets, ceiling light point, radiator, large window to the front, under stairs storee





cupboard and door to the kitchen-diner.

**KITCHEN-DINER:**

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor hood, further integrated fridge and freezer, space for a washing machine, ample room for a dining table and chairs, tiled flooring, light points, door to the WC, French doors and windows to the garden.

**GUEST WC:**

Suite comprising: low level WC, wash hand basin, radiator, light point, tiled flooring and extractor fan.

**GARAGE:**

9' 5" x 18' 9" (2.86m x 5.72m) with up and over front door, rear entry door, light and electric points.

**FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, airing cupboard, doors off to three bedrooms, family bathroom and loft hatch.

**BEDROOM ONE:**

Two built in wardrobes, carpeted flooring, radiator, ceiling light point, window to front and door to the en-suite.

**EN-SUITE:**

Suite comprising: shower cubicle, wash hand basin, low level WC, vinyl flooring, spot lights, heated towel rail and window to the rear.

**BEDROOM TWO:**

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





### BEDROOM THREE:

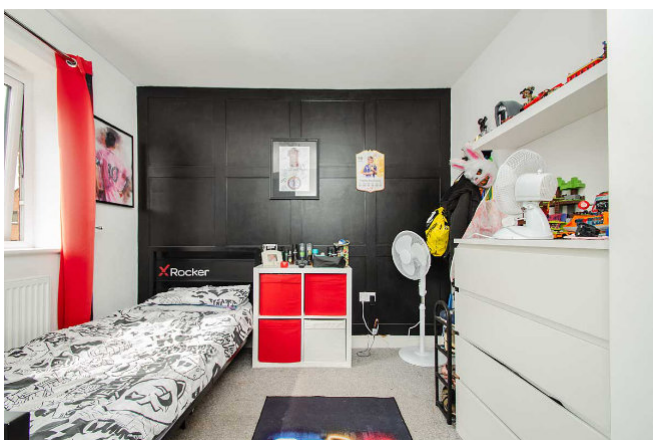
Carpeted flooring, ceiling light point, radiator and window to the rear.

### FAMILY BATHROOM:

White suite comprising: bath with shower attachment, wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling spot lights, radiator and extractor.

### VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

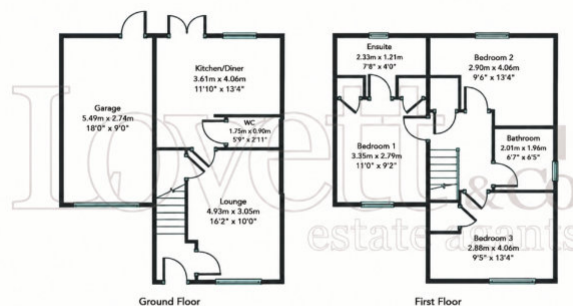


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



For illustrative purposes only