



Lapwing Close, Watermead Grange, Brownhills



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Offers in excess of £125,000



Key Features

- No chain
- Popular location
- Second floor apartment
- Canal side views
- Two bedrooms
- Family bathroom and ensuite
- EPC rating D
- Leasehold





******FABULOUS TWO BED APARTMENT WITH CANAL SIDE VIEWS******

Located on the popular Watermead Grange on the first floor of an attractive complex, boasting views over the Wyrley & Essington canal and having allocated parking, this property will be a hit with both first time buyers and investors.

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.



The property briefly comprises: entrance hallway, lounge, fitted kitchen, double bedroom with ensuite, second double bedroom and a family bathroom. The property also benefits from a allocated parking space directly outside the main entrance.

Tenure: Leasehold

EPC: D

Council tax band: A

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.

Lounge

Boasting views over the canal from the juliet balcony, perfect to relax and entertain in. Adjoins kitchen and has laminate flooring.

Kitchen

Having fitted wall and base units with contrasting worktops and laminate flooring. Complete with integrated oven, hob and extractor, dishwasher, washer/dryer and under counter fridge/freezer.

Bedroom One

A double room benefitting from fitted wardrobes and en-suite shower room.

Ensuite

Partially tiled with shower cubicle, basin and w.c. Having a window for light and ventilation.

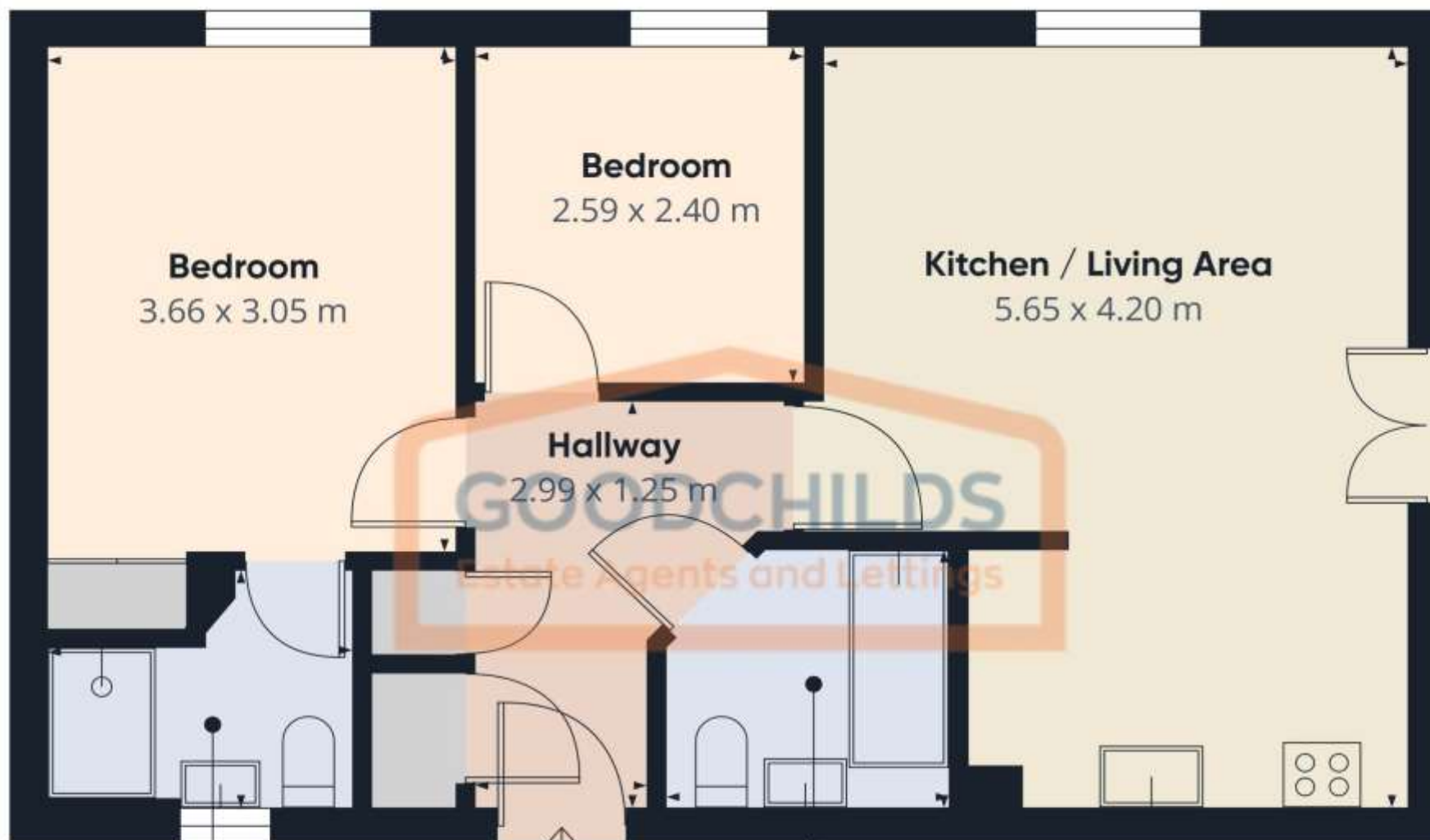
Bedroom Two

Another double room, painted in a neutral tone.

Bathroom

Partially tiled with fitted bath, basin and w.c.





Approximate total area^m
52.9 m²

(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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

