



Catshill Road, Brownhills



Offers in excess of £195,000



Key Features

- Popular location
- Semi detached house
- Two double bedrooms
- Modern fitted Kitchen
- Large reception room
- Front and rear gardens
- EPC rating D
- Freehold





***TWO BEDROOM SEMI DETACHED HOME** -

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 very well presented property briefly consists of; entrance hallway, large reception room, fitted kitchen, two double bedrooms and a shower room and benefits from front and rear gardens.

Tenure: Freehold

Council tax band: B

EPC: D

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

Having lawn area and path giving access to the front door and side gate.

Reception room

Large reception room having windows at both ends of the property allowing in plenty of natural light.

Kitchen

Modern fitted kitchen having integrated oven, hob and extractor and fridge/freezer.

Bedroom one

Large double bedroom positioned at the front of the property benefitting from built in storage.

Bedroom two

Double bedroom positioned at the front of the property benefitting from built in storage.

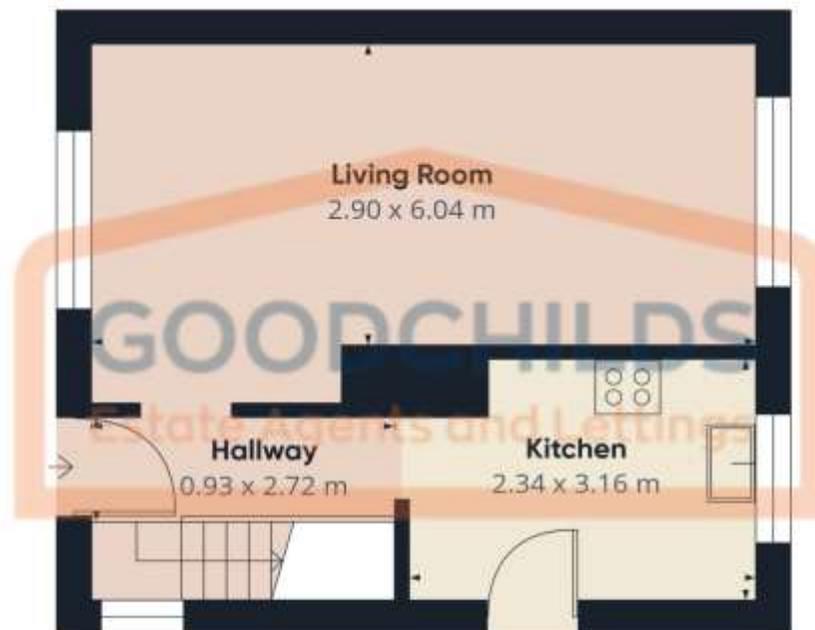
Shower room

Having corner cubicle with mains shower, vanity basin and w.c.

Rear garden

Large enclosed rear garden having lawn area, patio and garden shed.





Ground floor

Approximate total area⁽¹⁾
59.3 m²



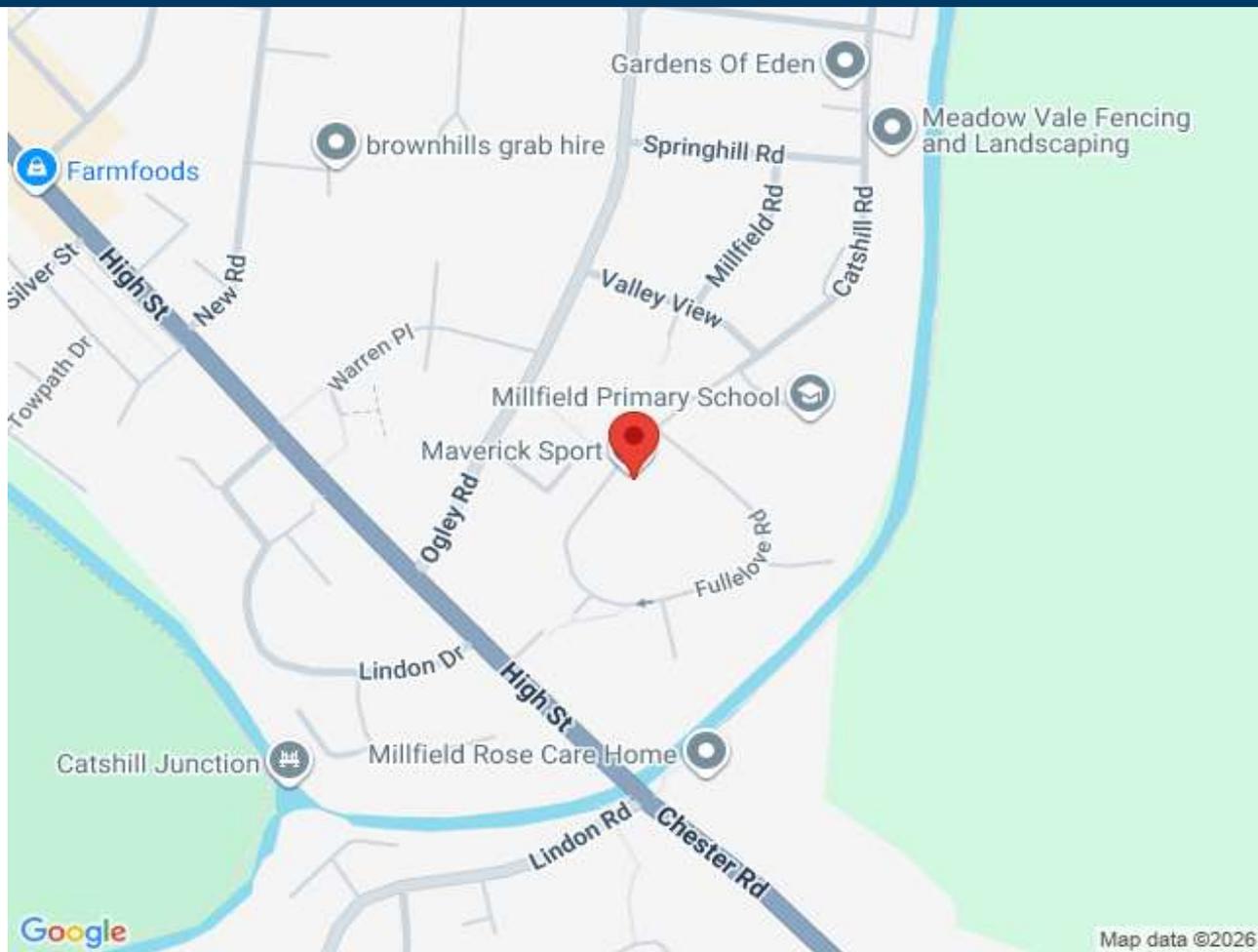
Floor 1



(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.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

