

Quayside
Brownhills



Lovett&Co. Estate Agents are pleased to offer for sale this well presented and modern three bedroom town house set over three floors on popular residential development in Brownhills overlooking the canal to the front.

The advertised price is for a 70% shared ownership of the property. Unsure about shared ownership? Ask our specialist sales team.

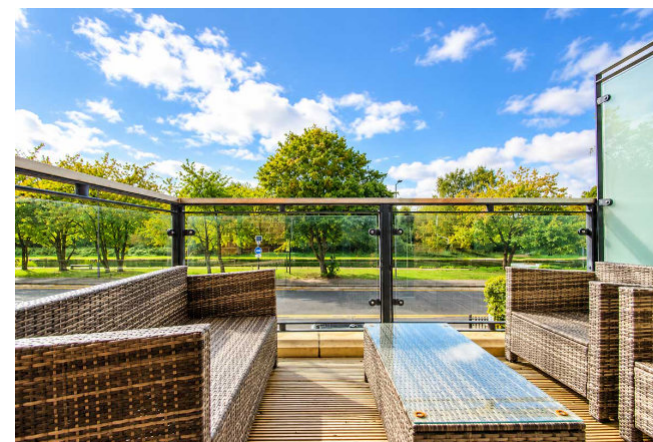
The property is set over three floors and briefly comprises: entrance hallway, kitchen-diner, guest WC, large garage, first floor landing with doors to the lounge with balcony, bathroom and bedroom, plus further staircase to the top floor with landing, two double bedrooms and en-suite to the master.

Externally, the property offers a private driveway with parking for at least four cars, plus a landscaped low maintenance rear garden accessed from the kitchen-diner and gated side access.

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 Cathedral City with it's tourist links and Garrick Theatre, being approximately 4 miles away.

RECEPTION HALL:

Composite entrance door, laminate flooring, ceiling light point, stairs to first floor, doors to the kitchen-diner, WC and garage.





KITCHEN-DINER:

13' 11" x 11' 9" (4.24m x 3.57m)

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 gas hob with extractor hood, space for all white goods, large storage cupboard, ample room for a dining table and chairs, windows to the side and rear, French doors to the garden.

GUEST WC:

Suite comprising: low level WC, wash hand basin, light point, radiator, window to the front and side.

LARGE GARAGE:

9' 6" x 17' 11" (2.90m x 5.45m)

Up and over front door, light and electric points, door to the hallway.

FIRST FLOOR LANDING:

Carpeted flooring, light point, doors to the bedroom, bathroom and lounge, large airing cupboard with light and radiator, further stairs to the second floor.

LOUNGE:

14' 1" x 11' 7" (4.28m x 3.53m)

Carpeted flooring, ceiling light point, radiator, windows to the front and side, door to the balcony with views overlooking the canal to the front.

BEDROOM THREE:

8' 8" x 8' 7" (2.65m x 2.62m)

Carpeted flooring, ceiling light points, radiator, windows to rear.

FAMILY BATHROOM:

White suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, vinyl flooring, heated towel rail, ceiling light, extractor





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



For illustrative purposes only

and windows to the side and rear.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms, and loft hatch.

BEDROOM ONE:

14' 1" x 11' 7" (4.28m x 3.52m)

Carpeted flooring, radiator, ceiling light point, windows to the front and side, door to the en-suite.

EN-SUITE:

White suite comprising: shower, pedestal wash hand basin, low level W/C, vinyl flooring, heated towel rail, ceiling light, extractor and window to the side.

BEDROOM TWO:

14' 1" x 8' 8" (4.28m x 2.65m)

Carpeted flooring, ceiling light point, radiator, window to side and 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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DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.