

The logo for Lovett & Co. estate agents is positioned in the top right corner. It features the company name in a white serif font on a red rectangular background. To the right of the name is a small icon consisting of four white squares arranged in a 2x2 grid. Below the name, the words "estate agents" are written in a smaller, white sans-serif font.

Lovett & Co.
estate agents

The image shows a two-story brick house with a paved driveway. The house has a brown brick facade, a dark grey tiled roof, and a central white door with a small porch. There are four white-framed windows, two on each floor. A satellite dish is mounted on the left wall. The driveway is paved with grey and tan bricks. There are some green plants and a gravel area to the right of the driveway. The sky is blue with some clouds.

Bradford Road
Brownhills



Lovett & Co. Estate Agents are delighted to offer for sale this spacious and immaculately presented three-bedroom mid-terraced family home, offering generous living accommodation throughout and having been refurbished and modernised to a high standard in recent years.

Perfectly suited to family living, the property features an inviting reception hallway, a substantial lounge, a separate dining room ideal for entertaining and family meals, a modern fitted kitchen, and a convenient guest WC. The well-planned layout provides ample space for both relaxation and everyday living.

To the first floor, there are three generously sized bedrooms, all offering excellent proportions, along with a contemporary shower room and separate WC.

Externally, the property continues to impress with a charming private rear garden that is not overlooked, creating a peaceful outdoor retreat. The garden features mature plants and shrubs, paved and decked patio areas, and a summer house, providing plenty of space for outdoor dining, entertaining, and family enjoyment. To the front, a driveway offers off-road parking for several vehicles.

Further benefits include the rare advantage of side access, unusual for a terraced property, as well as UPVC double glazing, cavity wall insulation, and gas central heating throughout.

Early viewing is highly recommended to appreciate the exceptional space, presentation, and family-friendly accommodation on offer.

It is situated in the village of Brownhills, just a few minute walk from Chasewater and in close proximity to the local primary school and local amenities including park and shops. 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 its tourist links and Garrick Theatre, being approximately 5 miles away.

RECEPTION HALL:

UPVC front entrance door, laminate flooring, ceiling light point, carpeted stairs to first floor accommodation, window to front, doors to W/C, dining room and lounge.

LOUNGE:

10' 10" x 18' 2" (3.31m x 5.54m)
Feature modern fireplace, laminate flooring, TV aerial point, ceiling light points, window to front and patio doors to rear garden.

KITCHEN:

7' 12" x 8' 9" (2.43m x 2.66m)
A range of modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer, integrated oven, gas hob and hood, space and plumbing for washing machine and fridge, tiled flooring and splash backs, ceiling light points, windows to sides and rear, door to garden, door to storage cupboard with boiler.

DINING ROOM:

17' 1" x 8' 10" (5.2m x 2.68m)
Laminate, ceiling light point, radiator, window to rear, doors to the kitchen and under stairs pantry with space for freezer.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, new fitted balustrade with frosted glass panel, radiator, access to loft, doors off to three bedrooms, useful storage cupboard, shower room and W/C.

BEDROOM ONE:

13' 4" x 8' 8" (4.06m x 2.65m)
Fitted wardrobe, carpeted flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:

10' 6" x 12' 2" (3.2m x 3.72m)
Fitted wardrobe, carpeted flooring, radiator, ceiling light point and window to front.



BEDROOM THREE:

3.56m (11' 8") x 3.20m (10' 6")
 Carpeted flooring, ceiling light point, radiator and window to rear.

SHOWER ROOM:

White suite comprising: double walk in shower, pedestal wash hand basin, wall tiling, vinyl flooring, ceiling light point and window to rear. The W/C is located in an adjacent room.

VIEWING:

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



Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is n o n - r e f u n d a b l e .

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

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.