



Pelsall Road, Brownhills



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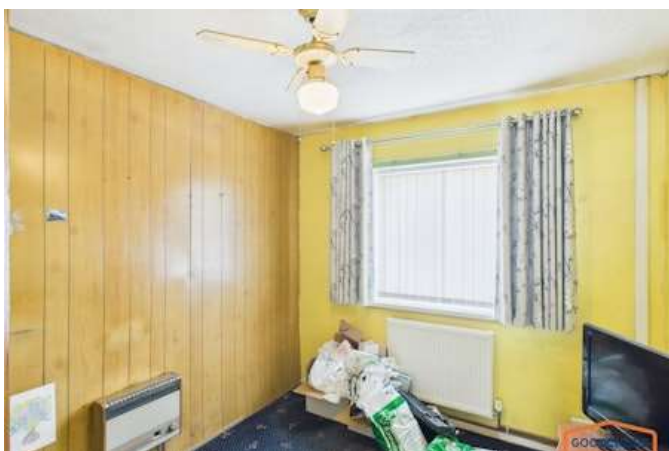
Offers in excess of £170,000



Key Features

- Popular location
- No chain
- Two bedrooms
- Large lounge
- Kitchen
- Bathroom
- EPC rating D
- Freehold





****TWO BEDROOM BUNGALOW - IDEAL FOR INVESTORS**** Located in Brownhills, popular with 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, kitchen, two bedrooms and family bathroom.

The property benefits from a large enclosed private garden and driveway.

There is need for modernisation throughout the property, allowing the new owner to customise to their requirements.

Early viewing is highly recommended.

Tenure: Freehold

Council tax band: C

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. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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 £39 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.



Frontage

Situated on a sizeable plot having lawn area and off road parking for several vehicles.

Lounge

Large lounge positioned at the front of the property giving access to the Kitchen.

Kitchen

Positioned to the rear of the property having door into the rear garden.

Bedroom one

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

Bedroom two

Double bedroom positioned at the front of the property.

Bathroom

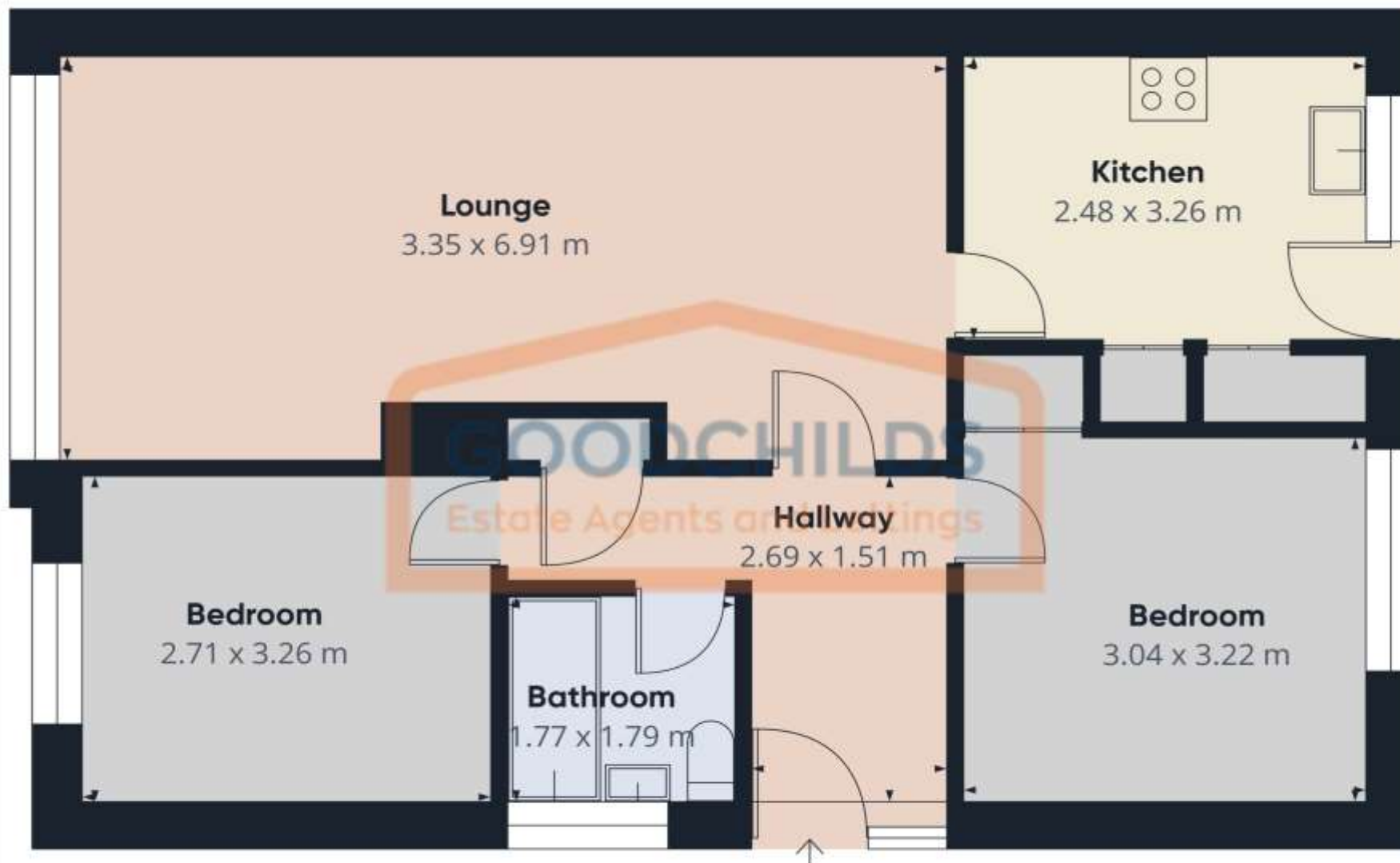
Having bath, basin and w.c.

Rear garden

Large rear garden having patio and lawn area.





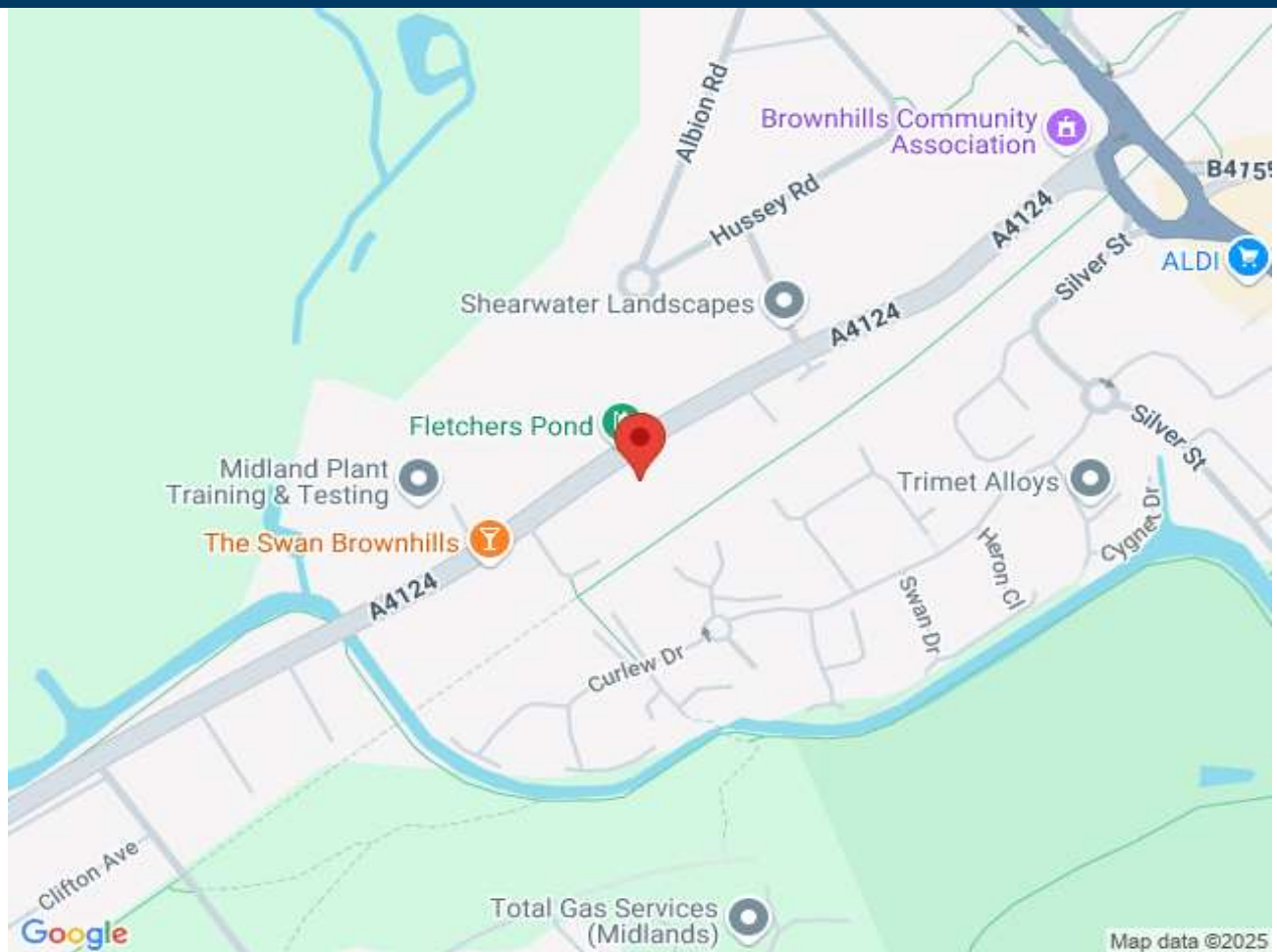


Approximate total area⁽¹⁾
60.8 m²

(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.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

