



Bridgeside Close, Clayhanger



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OIRO £229,995



Key Features

- Popular location
- End terrace family home
- Three bedrooms
- Kitchen/Diner
- Conservatory
- Low maintenance garden
- EPC rating D
- Freehold





*******IDEAL FOR FIRST TIME BUYERS AND FAMILIES - THREE BEDROOM FAMILY HOME ******* Located in Brownhills, an area 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 consists of: entrance hallway, lounge, kitchen/diner, conservatory, three bedrooms with master having ensuite, family bathroom and low maintenance rear garden. The property benefits from gas central heating and double glazing throughout and allocated parking and garage to the rear of the property.

Early viewing is highly recommended.

Tenure - Freehold

Council tax - 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 front lawn area with path leading to the front door and gated side access to the rear garden.

Lounge

Neutrally decorated, positioned at the front of the property.

Kitchen/Diner

Fitted Kitchen with matching wall and base units, contrasting work tops and tiled splashbacks, benefitting from integrated oven hob and extractor.

Conservatory

With French doors into the rear garden, the perfect space to relax in.

Bedroom one

Double bedroom positioned at the rear of the property having double built in wardrobe space and ensuite shower room.

Ensuite

Having fully tiled cubicle with electric shower, vanity basin and w.c.

Bedroom two

Double bedroom positioned at the rear of the property with built in storage cupboard.

Bedroom three

Single bedroom positioned at the front of the property.

Family bathroom

Fully tiled bathroom having mains shower over bath, basin and w.c.

Rear garden

Low maintenance rear garden with gate to the rear leading to the allocated parking and garage.





Ground floor

Approximate total area⁽¹⁾
77.1 m²



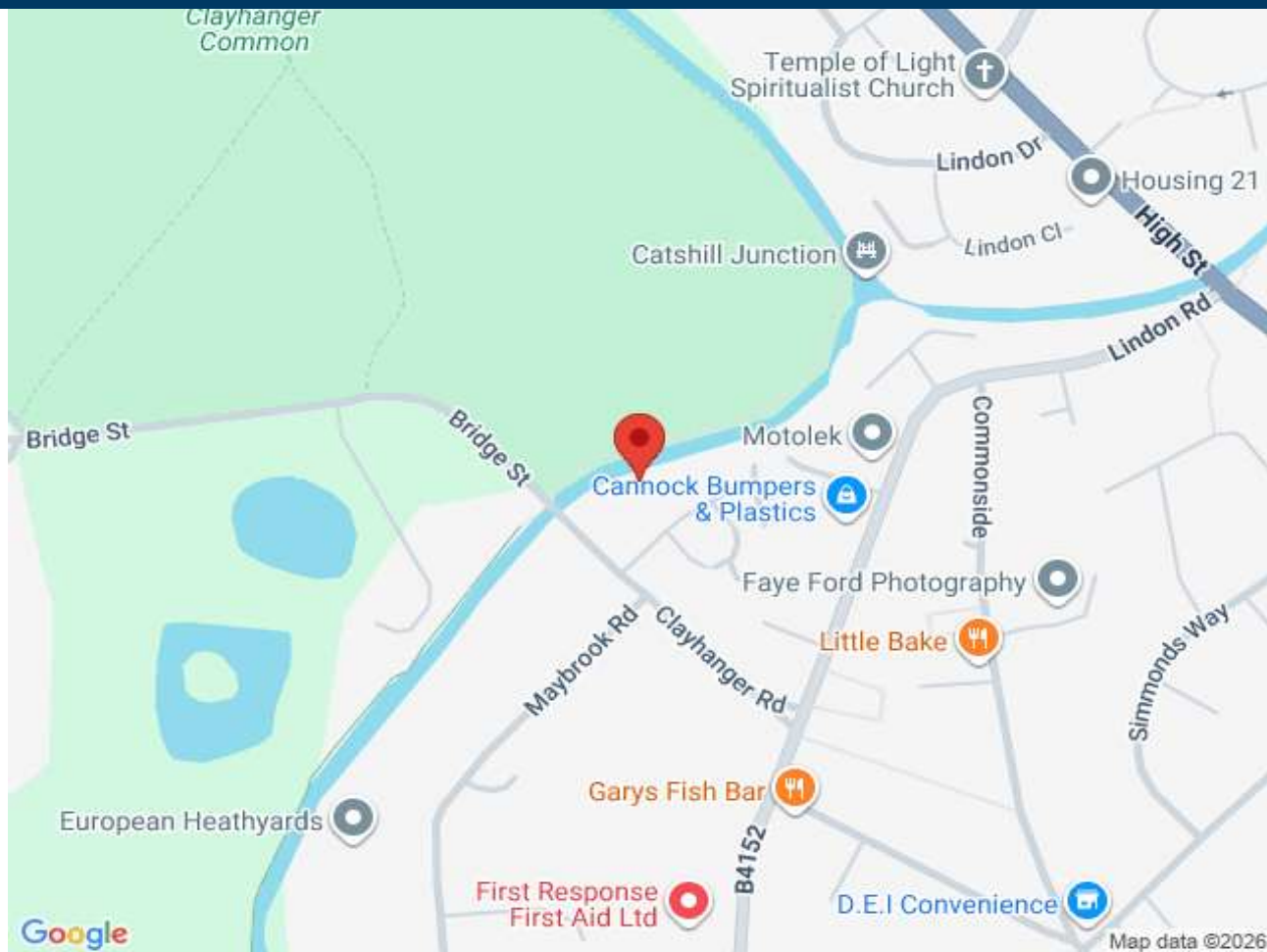
Floor 1



(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.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

