



Lovett & Co.  
estate agents

Lichfield Road  
Brownhills



Lovett&Co. Estate Agents are pleased and delighted to offer for sale this stunning three bedroom detached bungalow set on substantial corner plot with ample parking and surrounding gardens.

The property has recently undergone a renovation with work carried out including; kitchen extension with new fitted kitchen, full rewiring, all new plumbing and all electric central heating and hot water system, underfloor heating to the kitchen and dining room, new roof and garage roofs, new flooring and internal doors as well as new drains surrounding the property.

The spacious accommodation would suit those looking for either a bungalow or family home with generous reception rooms and three double bedrooms making it perfect for a range of buyers.

Furthermore, there is ample parking with a large gated driveway to the front and rear, as well as two large garages to the front and rear too. The impressive garden includes patio and a side seating area, perfect for entertaining guests as well as a lawn with mature planted flower beds, shrubs and plants, leading to the rear driveway and garage. There is also a sunny private courtyard area to the front accessed from the kitchen with gate to the front driveway.





The property is well placed to take advantage of a wide range of amenities in Cannock & Walsall town centres, both being approximately four miles away, with local facilities also available on Brownhills High Street. 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 also available from Cannock & Walsall.

**RECEPTION HALL:**

Accessed via the entrance porch it features: luxury Camaro vinyl flooring, ceiling light points, useful storage cupboard housing the electric boiler and Megaflow hot water system, radiators, doors to the three bedrooms, lounge, bathroom and opening to the dining/sitting room. There is also a hatch to the part boarded attic space.



**LOUNGE:**

14' 0" x 15' 3" (4.27m x 4.65m)  
Carpeted flooring, ceiling and wall light points, radiator, window to the front and electric sockets with USB connections.

**DINING / SITTING ROOM:**

12' 8" x 11' 6" (3.86m x 3.51m)  
Camaro luxury vinyl flooring with under floor heating and heating controller, radiator, window and patio doors to the rear garden, ceiling and wall light points, opening to the breakfast kitchen.

**BREAKFAST KITCHEN:**

16' 10" x 15' 4" (5.13m x 4.68m)  
Range of matching modern fitted wall and base units incorporating cabinets, drawers, work tops and breakfast bar, pull out larder

drawers and built in pantry with rotating shelving, integrated under counter fridge and dishwasher, space for a cooker and space for a further fridge-freezer, large ceiling sky-light plus spot lighting light point, under floor heating and heating controller, French doors to the front courtyard, door and window to the garden and further door into the garage.

**FAMILY BATHROOM:**

Full modern white suite comprising: bath, separate shower cubicle, vanity unit with wash hand basin, low level W/C and cabinets, wall tiling and tiled flooring, ceiling spot lights, heated towel rail and window to side.

**BEDROOM ONE:**

11' 2" x 18' 4" (3.40m x 5.60m)

Carpeted flooring, radiator, ceiling light point and window to rear.

**BEDROOM TWO:**

12' 10" x 10' 5" (3.90m x 3.18m)

Carpeted flooring, ceiling light point, radiator and window to front.

**BEDROOM THREE/STUDY:**

9' 6" x 11' 9" (2.90m x 3.57m)

Carpeted flooring, ceiling light point, radiator and window to the rear.

**SIDE GARAGE:**

9' 7" x 18' 11" (2.92m x 5.76m)

Metal up and over front door, light and electric points, window to the side, new roof, door accessing the small pantry area with further door to the kitchen.





**REAR GARAGE:**

17' 11" x 10' 2" (5.47m x 3.11m)

Metal up and over front door, light and electric points plus new roof.

**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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