



Cherwell Drive, Brownhills



3



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Offers in excess of £185,000



## Key Features

- Popular location
- End of terrace property
- Three bedrooms
- Family bathroom and downstairs w.c.
- Lounge
- Kitchen
- EPC rating B
- Freehold





**\*\*\*\*\*3 BED HOUSE IN A POPULAR AREA - IDEAL FOR FIRST TIME BUYERS AND INVESTORS\*\*\*\*\*** the property is located near to the local amenities of Brownhills. Having good local schools, nature reserves including the picturesque Chasewater Country Park, shops and transport links, this three bedroom end terraced property will be a hit with both families and commuters alike.

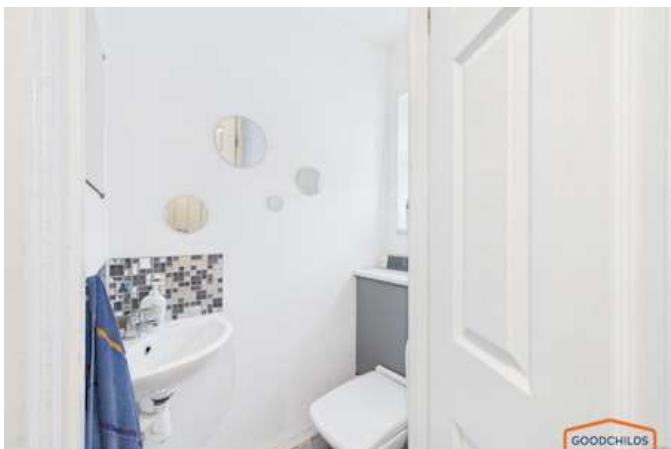
The property briefly comprises of: front garden and driveway, lounge, kitchen, separate utility area with downstairs w.c., conservatory, low maintenance astro turf garden with decked area, three bedrooms and family bathroom with corner shower and separate bath.

Early viewing is highly recommended for this lovely family home.

Tenure: Freehold  
Council tax band: A  
EPC: B

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.

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.



### Frontage

Having gravelled driveway and path leading to the porch entrance.

### Lounge

Located at the front of the property with bow window.

### Kitchen

Large Kitchen at the rear of the property with built in oven, hob and extractor.

### Utility

Located off the Kitchen having space for several appliances. There is also a separate w.c. with basin.

### Bedroom one

Double bedroom positioned at the front of the property with built in wardrobes.

### Bedroom two

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

### Bedroom three

Single bedroom positioned at the front of the property with built in storage.

### Family bathroom

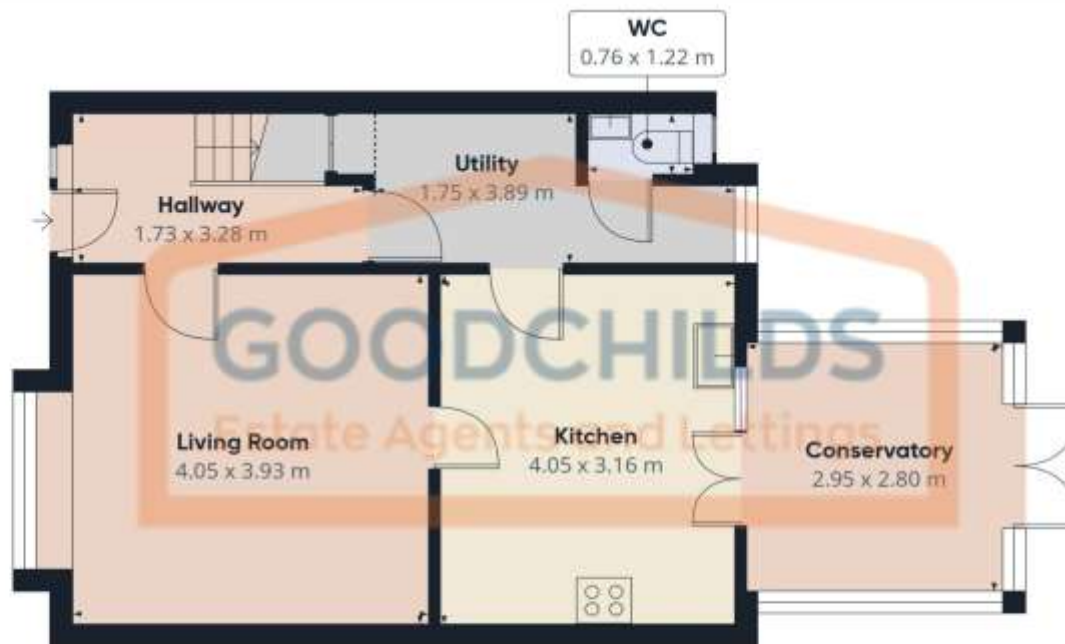
Fully tiled having bath and separate shower cubicle with electric shower, basin and w.c.

### Rear garden

Low maintenance garden benefitting from multiple storage sheds and decking area.







Ground floor



Floor 1



Approximate total area<sup>m</sup>

89.8 m<sup>2</sup>

Reduced headroom

0.3 m<sup>2</sup>

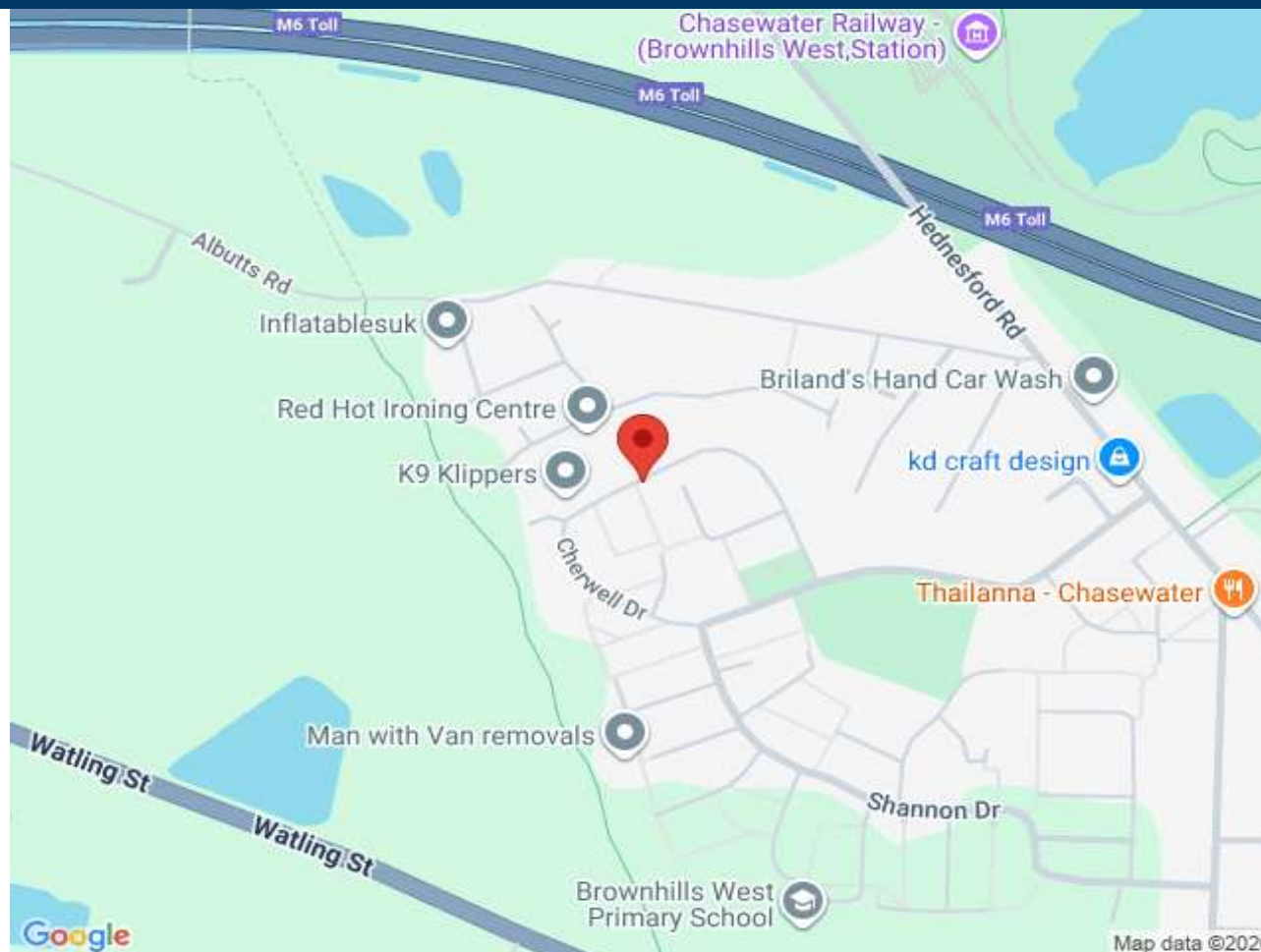
(1) Excluding balconies and terraces

Reduced headroom:

Below 1.5 m

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             | 81 B    | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

