



Sadlers Mill, Brownhills







*****BEAUTIFUL TWO BEDROOM APARTMENT WITH STUNNING VIEWS**** - Brownhills is 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.

This very well presented property briefly consists of; entrance hallway, large reception room, fitted kitchen, two double bedrooms, a shower room and private parking.

Tenure: Commonhold

Council tax band: B

EPC: TBC

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

Ground floor apartment with one parking space and lots of additional visitor parking.

Lounge

Having exposed brick feature wall and french doors with Juliette balcony offering stunning views of the canal and surrounding farm.

Kitchen

Open plan Kitchen with matching wall and base units and integrated appliances.

Bedroom One

Neutrally decorated double bedroom.

Bedroom Two

Large double bedroom, currently being used as a dining room.

Shower Room

Partially tiled room with large walk-in cubicle with mains rainfall shower and vanity basin and w.c.



Approximate total area⁽¹⁾
51.8 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.

GIRAFFE360

Shower Room
2.08 x 1.94 m

Bedroom
3.81 x 2.95 m

Kitchen / Living Area
3.67 x 6.97 m

Bedroom
3.82 x 2.72 m

Hallway
0.89 x 3.68 m



