



Valley View, Brownhills

3 1 2

OIRO £175,000



Key Features

- Popular location
- Sizeable family home
- Three bedrooms
- Two reception rooms
- Family bathroom and downstairs w.c.
- Enclosed rear garden
- EPC rating TBC
- Freehold





*****SPACIOUS 3 BED SEMI - IDEAL MODERNISATION PROJECT***** 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, nearby are the Brownhills Commons and the nature reserves of Chasewater.

The spacious property briefly comprises of: Driveway, entrance hallway, lounge, dining room, kitchen, downstairs w.c., rear garden, three bedrooms and family bathroom.

The property does require modernisation allowing the new owner to customise to their requirements.

Tenure: Freehold

EPC: TBC

Council tax band: B

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 and driveway offering off road parking.

Living Room

Large lounge to the front of the property with large bow window allowing in plenty of natural light.

Dining Room

Sizeable reception room located at the back of the property offering views of the rear garden.

Kitchen

Located at the rear of the property with space for several appliances.

Bedroom One

Large double bedroom at the front of the property.

Bedroom Two

Double bedroom located at the rear of the property.

Bedroom Three

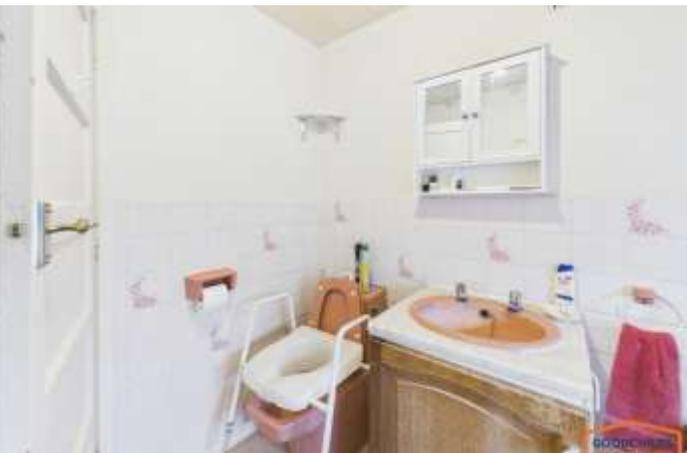
Sizeable single bedroom located at the front of the property.

Family Bathroom

Having bath, basin and w.c.

Rear Garden

Enclosed rear garden with patio and lawn area.





Ground floor



Floor 1



Approximate total area⁽¹⁾
89.9 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

