



Hednesford Road, Brownhills



3



1



2

Offers in the region of £190,000



Key Features

- Popular location
- Traditional property
- Three bedrooms
- Two reception rooms
- Additional loft room
- Fitted Kitchen
- EPC rating D
- Freehold





****BEAUTIFULLY PRESENTED THREE BEDROOM TRADITIONAL PROPERTY WITH ADDITIONAL LOFT ROOM**** Situated in a popular area with good local schools, nature reserves including the picturesque Chasewater Country Park, shops and transport links.

This home will be a hit with both families and commuters alike. Viewing for this semi detached property is highly recommended.

This lovely family home consists of; two reception rooms, fitted kitchen, family bathroom, three bedrooms and an additional loft room. The property is both double glazed and gas centrally heated and has a large garden to the rear.

Tenure: Freehold
Council tax band: 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. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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 court yard and path leading to the gated side access.

Reception one

Having beautiful feature fire place and bay window allowing in plenty of natural light.

Reception two

Open plan dining room with storage cupboard and access to the rear garden.

Kitchen

Fitted Kitchen having matching wall and base units, tiled splash backs and integrated oven, hob, extractor and fridge/freezer.

Bathroom

Having electric shower over bath, basin and w.c.

Bedroom one

Double bedroom positioned at the front of the property.

Bedroom two

Double bedroom at the rear of the property with storage cupboard.

Bedroom three

Single bedroom accessed via bedroom two.

Loft room

Carpeted loft room with window which could be used as an additional bedroom or office space.

Rear garden

Large enclosed rear garden having large patio area, lawn and a further raised patio area to the rear.





Ground floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

99.3 m²

Reduced headroom

16.4 m²

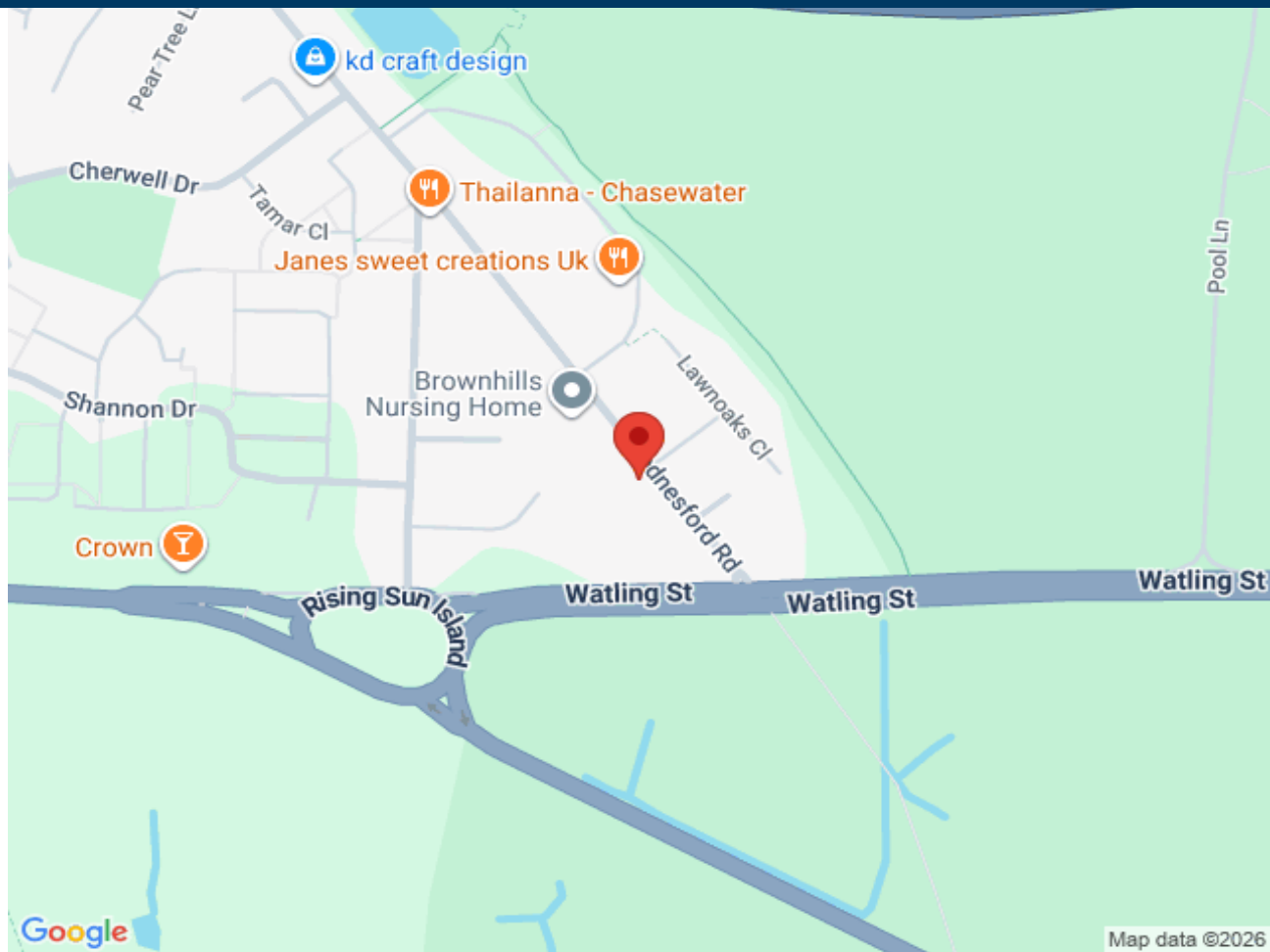
(1) Excluding balconies and terraces

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.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

