



Second Avenue, Brownhills



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Offers in excess of £215,000



## Key Features

- Large semi detached family home
- Three bedrooms
- Downstairs wet room and family bathroom upstairs
- Two reception rooms
- Enclosed rear garden
- Driveway
- EPC rating C
- Freehold





\*\*\*THREE BEDROOM SEMI - PERFECT FOR FAMILIES FIRST TIME BUYERS\*\*\* located in Brownhills which is 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, close by are the Brownhills Commons, the nature reserves of Chasewater and the immense Cannock Chase.

This large family home briefly comprises of; hallway, lounge, dining room, fitted kitchen, downstairs wetroom, three bedrooms, study and a family bathroom. The property benefits from a driveway, gas central heating and double glazing throughout, private enclosed rear garden and a newly fitted roof.

Early viewing highly recommended.

Tenure: Freehold

Council tax: A

EPC: C

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

Positioned on a corner plot benefitting from a sizeable front garden and driveway.

### Lounge

Positioned at the front of the property having bay window allowing plenty of natural light.

### Dining Room

Located off the Kitchen having patio doors giving access to the rear garden.

### Kitchen

Having matching wall and base units with tiled splashbacks, integrated oven, hob and extractor and spaces for several appliances.

### Wetroom

Conveniently located on the ground floor having electric shower, basin, w.c. and benefitting from large storage cupboard.

### Bedroom one

Large double bedroom having built in wardrobes and bay window allowing in plenty of natural light

### Bedroom two

Double bedroom positioned at the rear of the property.

### Bedroom three

Sizeable bedroom positioned at the front of the property.

### Study

Additional room perfect for a study space or storage.

### Family bathroom

Fully tiled with fitted corner bath, separate shower cubicle, vanity basin and w.c.

### Rear garden

Low maintenance enclosed rear garden with gate giving access to the front of the property.

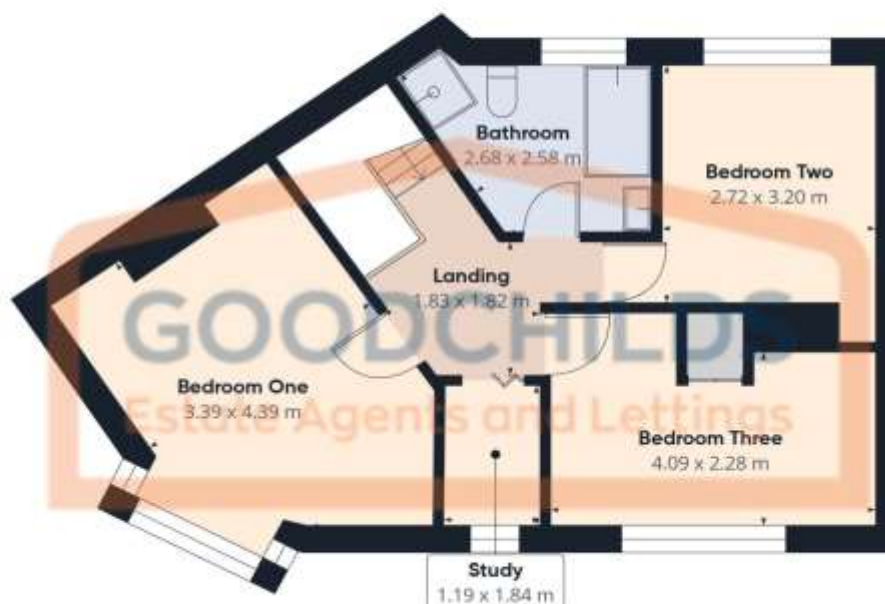






Ground floor

Approximate total area<sup>(1)</sup>  
96.7 m<sup>2</sup>



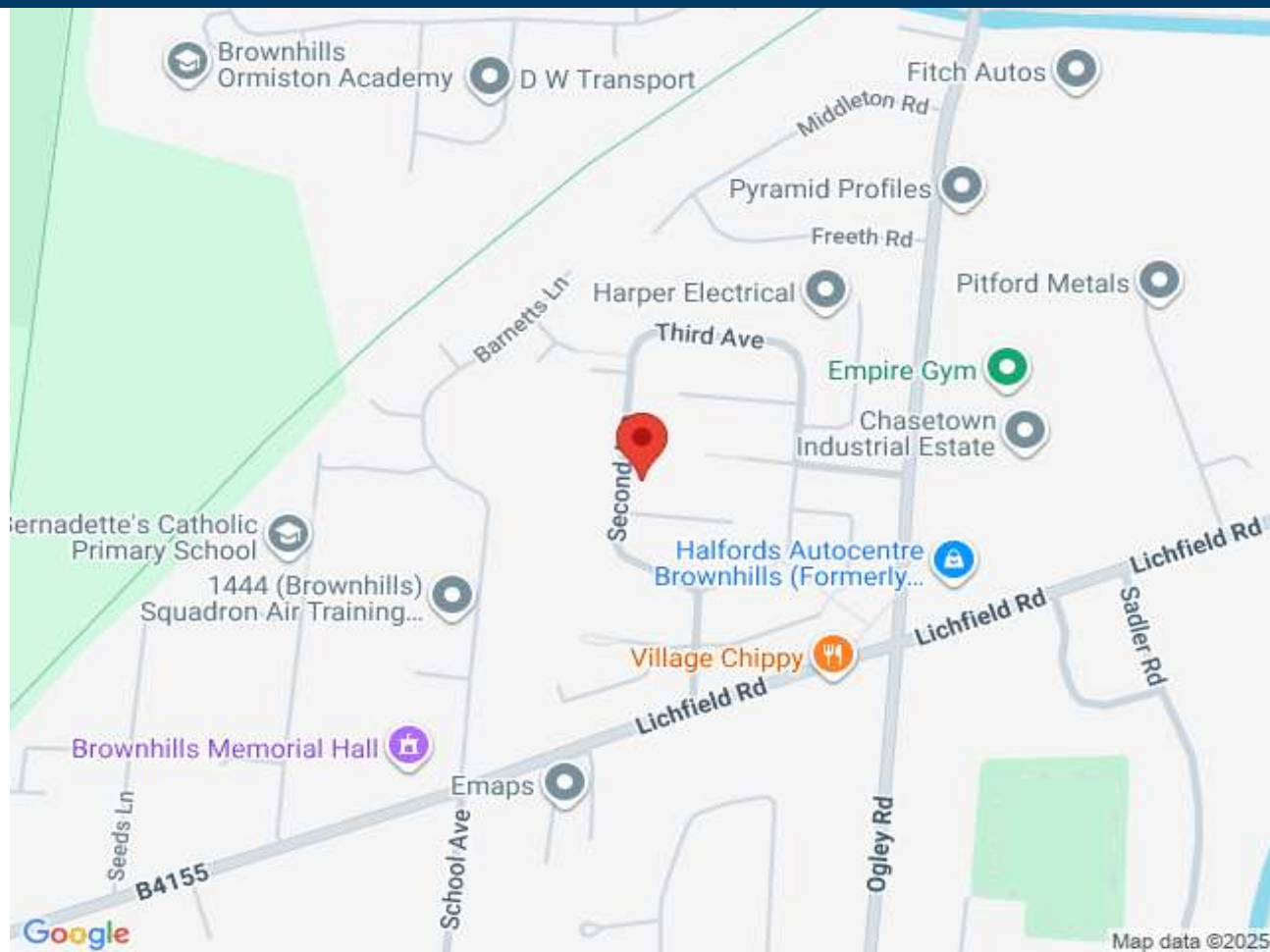
Floor 1

(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.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

