



Dawes Lane  
Brownhills

# Dawes Lane Brownhills

Lovett&Co. Estate Agents are pleased to offer for sale this spacious four bedroom detached property which occupies a generous plot on private road.

The property is being offered with NO ONWARD CHAIN.

The plot also offers an opportunity to add more dwellings in place of the current building, subject to planning.

Internally, the property comprises: porch, hallway, large lounge, open plan kitchen-diner, utility, WC, ground floor bedroom/study, plus double garage and car port.

Upstairs there are three bedrooms and the family bathroom. The large master bedroom could be altered to accommodate an extra upstairs bedroom.

Other benefits include: double glazing and gas central heating throughout provided by a modern Ideal standard combi' boiler.

It is situated in Brownhills with the property ideally located for access into Walsall, Cannock, Lichfield City, Sutton and Alridge Town centres, all offering an abundance of amenities, with the benefit of Brownhills High Street also being within walking distance. There are excellent local schools nearby for both primary and secondary pupils, as well as leisure facilities and nature reserve. Commuter benefits include the A38, A5 gaining access to the midlands Motorway network as well as the Chester Road leading directly into Birmingham.



## RECEPTION HALL:

Accessed from the porch it features: wooden parquet flooring, radiator, light point, stairs to the first floor and doors to the lounge, kitchen-diner and bedroom/study.



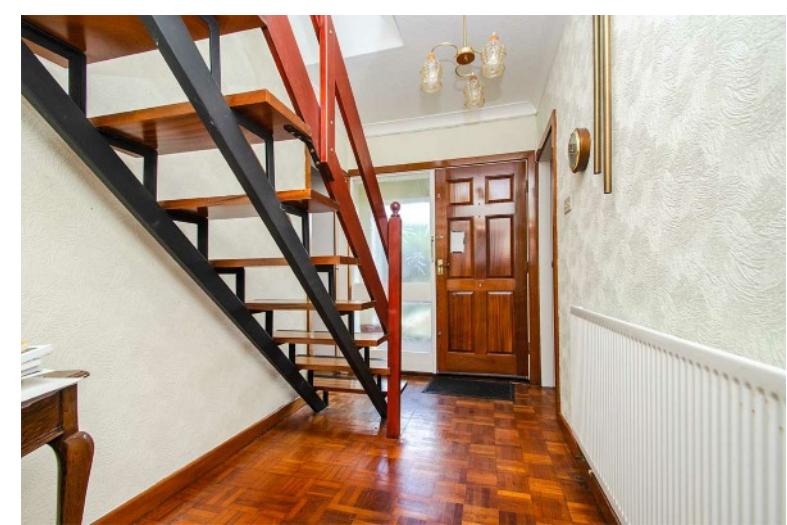
## LOUNGE:

12' 0" x 24' 3" (3.65m x 7.38m)  
Feature fireplace with fitted open grate fire, carpeted flooring, ceiling light points, radiators, windows to the front, side and rear door into the kitchen-diner.



## KITCHEN-DINER:

15' 5" x 11' 9" (4.70m x 3.58m)  
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, space for a cooker and white goods, carpeted dining area with ample space for table and chairs, windows to the rear, further door into the utility.



## UTILITY:

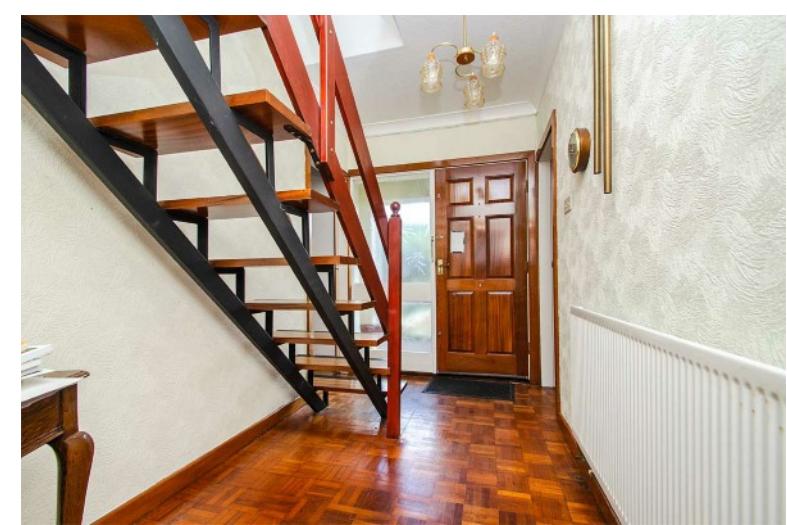
9' 8" x 7' 9" (2.95m x 2.36m)  
Further range of work tops and units with sink, drainer and twin tap, space and plumbing for white goods, tiled flooring, strip lighting, window to the rear and door to the garden, further doors to the WC and double garage.

## WC:

Low level WC, light point, window to the rear.

## BEDROOM/STUDY:

8' 11" x 9' 0" (2.71m x 2.75m)  
Carpeted flooring, light point, radiator and window to the front.



**DOUBLE GARAGE:**

16' 1" x 16' 7" (4.89m x 5.05m)

Twin up and over front doors, light and electric points, inspection pit and door to the a large storage cupboard.

**FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and loft hatch to the insulated loft space. .

**BEDROOM ONE:**

11' 11" x 19' 2" (3.62m x 5.85m)

Built in wardrobes, carpeted flooring, radiator, ceiling light point, windows to the front, rear and side.

**BEDROOM TWO:**

12' 2" x 9' 10" (3.70m x 3.00m)

Built in storage cupboard housing the boiler, carpeted flooring, ceiling light point, radiator and window to front.

**BEDROOM THREE:**

8' 2" x 9' 2" (2.50m x 2.80m)

Built in cupboard, carpeted flooring, ceiling light point, radiator and window to the rear.

**FAMILY BATHROOM:**

Suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, wall tiling, carpeted flooring, ceiling light, radiator and window to rear.

**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

**DISCLAIMER:**

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.

