

Lovett & Co.
estate agents

Silver Street
Brownhills



Lovett&Co. Estate Agents are pleased to offer for sale this modern and well presented two bedroom semi-detached house being offered with NO ONWARD CHAIN.

Overlooking the canal to the front and just a short walk from the high street the property features: entrance hall, modern fitted kitchen-diner, rear lounge, guest WC, landing, two double bedrooms and a modern bathroom.

Externally there is a front driveway with parking for at least two cars, plus a private landscaped rear garden with gated side access.

The property benefits from UPVC double glazing and gas central heating throughout.

It is situated in Brownhills, within walking distance of Brownhills high street with great local amenities, including a variety of shops and supermarkets. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield Cathedral City with it's tourist links and Garrick Theatre, being approximately 4 miles away.

RECEPTION HALL:

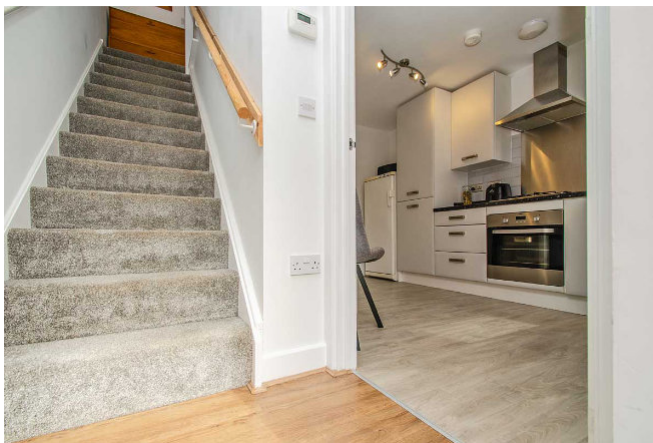
Composite entrance door, laminate flooring, ceiling light point, radiator, carpeted stairs to the first floor and door to the kitchen diner.

KITCHEN:

14' 1" x 9' 10" (4.28m x 3.00m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono





tap, integrated electric oven and 4 ring gas hob with extractor hood, further space for a fridge freezer, washing machine and dishwasher, ample room for a dining table and chairs, Karndean style flooring, light point, large pantry store cupboard, window to the front and doors to the WC and lounge.

LOUNGE:

12' 10" x 9' 8" (3.90m x 2.95m)

Laminate flooring, light points, radiator, windows and French doors to the rear garden.

GUEST WC:

Modern suite comprising: low level WC, wash hand basin, karndean style flooring, light point, extractor and radiator.

FIRST FLOOR LANDING

Carpeted flooring, ceiling light point, doors off to two bedrooms, family bathroom and access to the loft space.

BEDROOM ONE:

12' 10" x 9' 5" (3.90m x 2.87m)

Built in cupboard with radiator, carpeted flooring, radiator, ceiling light point and windows to the front overlooking the canal.

BEDROOM TWO:

12' 10" x 9' 5" (3.90m x 2.86m)

Carpeted flooring, ceiling light point, radiator, window to the rear.

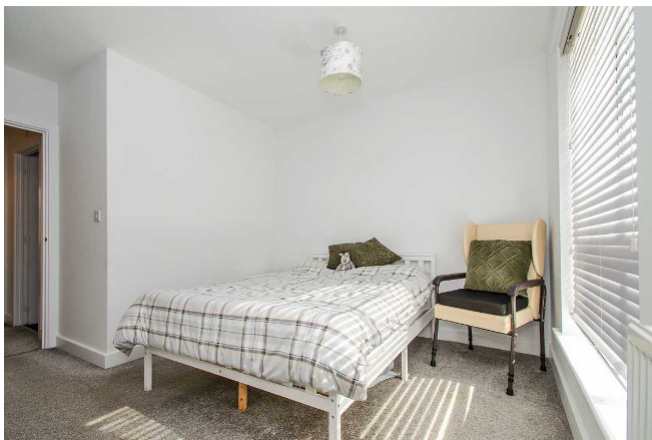
SHOWER ROOM:

White suite comprising: walk in shower cubicle, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light, extractor, heated towel rail and window to the side.

EXTERNALLY:

At the front is a block paved driveway with parking for at least two vehicles which leads to





the front entrance door. The private rear garden is enclosed by fenced borders with gated side access and features; under cover pergola area and low maintenance gravel area ideal for children and pets to play.

VIEWING:

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

Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

