

**Lovett**   
&Co.  
estate agents

Freeth Road  
Brownhills



Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi-detached family home, being offered with NO ONWARD CHAIN.

Situated within a quiet side road the property briefly comprises: porch, hallway, lounge, open plan kitchen-diner, separate utility, garage, landing, modern fitted bathroom and three well proportioned bedrooms.

Externally, there is a driveway to the front for at least two cars plus a sunny south facing rear garden with patio, lawn and shed, ideal for families to enjoy.

UPVC double glazed windows and gas central heating throughout.

It is situated in the village of Brownhills, just off the A5, and a few minute walk from Chasewater and in close proximity to the local primary school and local amenities including park and shops. More amenities can be found in Brownhills along the High Street or in nearby Burntwood.

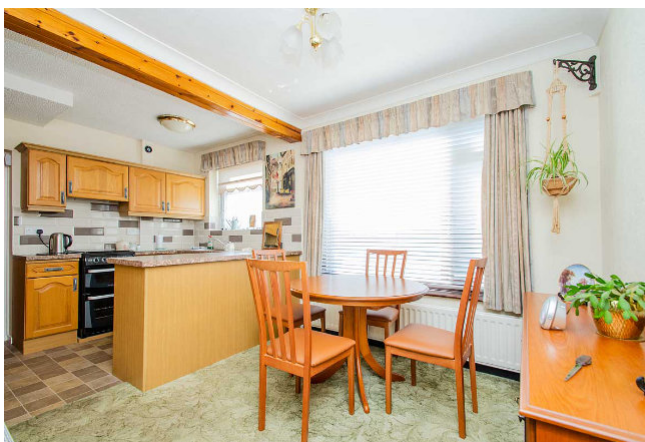
#### **RECEPTION HALL:**

Accessed via the porch, it features: entrance door, carpeted flooring, ceiling light point, radiator, stairs to first floor, door to the lounge.

#### **LOUNGE:**

12' 8" x 15' 0" (3.85m x 4.58m)

Feature fireplace with gas fire, carpeted flooring, light point, window to the front, radiator and door to the kitchen-diner.



**KITCHEN:**

15' 11" x 9' 4" (4.85m x 2.85m)

Range of matching wooden fronted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for cooker, radiator, light points, window to the rear, door to the utility.

**UTILITY:**

8' 3" x 13' 1" (2.51m x 4.00m)

Further range of units with space and plumbing for white goods, sink and drainer with mixer tap, light point, windows and doors to the garden and garage.

**FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, loft hatch, window to the side, doors off to three bedrooms, family bathroom and useful storage cupboard.

**BEDROOM ONE:**

9' 6" x 13' 7" (2.90m x 4.15m)

Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to front.

**BEDROOM TWO:**

9' 6" x 8' 8" (2.90m x 2.65m)

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

**BEDROOM THREE:**

6' 2" x 10' 8" (1.88m x 3.25m)

Carpeted flooring, radiator, ceiling light point and windows to the front and side.

**FAMILY BATHROOM:**

Modern fitted suite comprising: bath with shower over, vanity wash hand basin and low level WC, wall tiling, vinyl flooring, ceiling light, heated towel rail 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.

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**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



For illustrative purposes only