



Whitehorse Road, Brownhills



3



1



2

Offers in the region of £285,000



Key Features

- Popular location
- Immaculate family home
- Three bedrooms
- Large lounge
- Kitchen and separate Utility
- Family shower room and downstairs w.c.
- EPC rating D
- Freehold





**** THREE BEDROOM LINK DETACHED HOME - IDEAL FOR FIRST TIME BUYERS AND FAMILIES**** This property is located in a desirable area of Brownhills close to 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 with its water sports, visitors centre and the immense Cannock Chase which offers many outdoor activities.

The property briefly comprises of entrance hall, lounge, dining room, kitchen, utility, and downstairs w.c. To the first floor are three bedrooms and family shower room. In addition, the property benefits from gas central heating, double glazing, off road parking, garage and rear garden.

Early viewing is highly recommended for this home.

Tenure: Freehold
EPC: D
Council tax band: B

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

Having secure gated driveway giving access to the garage and front entrance.

Living room

Located at the front of the property having bow window with shutters and staircase to the first floor.

Dining room

Open plan lay out into the Kitchen with French doors out into the rear garden.

Kitchen

Fitted Kitchen with matching wall and base units and integrated oven, hob, extractor and microwave.

Utility and W.C.

Utility area with spaces for several appliances and barn door leading out into the rear garden and a separate W.C. with basin.

Bedroom one

Double bedroom positioned at the front of the property benefitting from built in wardrobes, overheard storage and matching drawers.

Bedroom two

Double bedroom positioned at the rear pf the property with built in wardrobes.

Bedroom three

Single bedroom at the front of the property.

Shower room

Modern fitted shower room having large walk in cubicle with mains rainfall shower and vanity basin and w.c.

Rear garden

Landscaped tiered garden having lawn area and two patio areas.



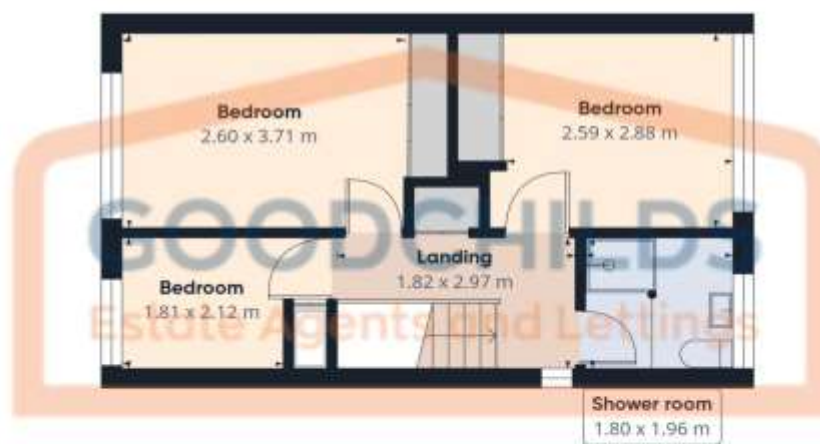








Ground floor



Floor 1



Approximate total area⁽¹⁾

98.9 m²

Reduced headroom

0.9 m²

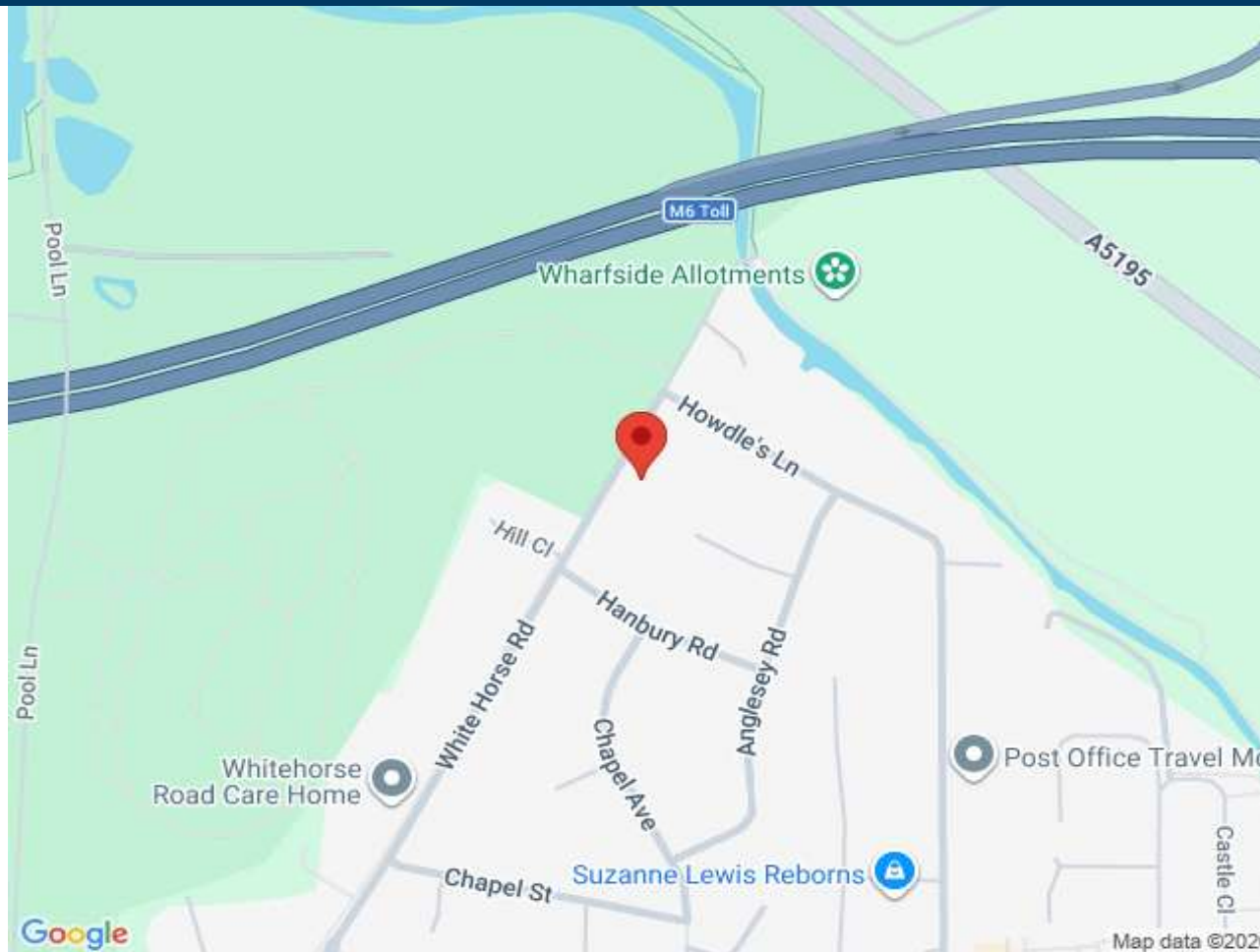
(1) Excluding balconies and terraces

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.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

