



Great Charles Street, Brownhills



Offers over £230,000



Key Features

- Three bedroom semi-detached
- Modern throughout
- Driveway
- Close to local amenities
- Family bathroom and downstairs w.c.
- Large Kitchen
- EPC rating E
- Freehold





*****THREE BEDROOM SEMI-DETACHED PROPERTY***** - Brownhills is ideal for 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 well presented property briefly consists of; entrance hallway, lounge, fitted kitchen, separate utility with w.c., conservatory, two double bedrooms, a single bedroom, family bathroom and off road parking.

Tenure: Freehold

Council tax band: A

EPC: E

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 block paved driveway offering off road parking and leading to the porch entrance.

Lounge

Having bay window to the front allowing in lots of natural light.

Kitchen

Having matching wall and base units with contrasting work tops and tiled splash backs and integrated oven, hob and extractor.

Utility and W.C.

Having w.c. and basin and utility area with space for two appliances.

Conservatory

Large conservatory opened up to the Kitchen having French doors leading out into the rear garden, the perfect space for relaxing in.

Bedroom one

Large double bedroom located at the front of the property.

Bedroom two

Large double bedroom located at the rear of the property benefitting from built in wardrobe.

Bedroom three

Single bedroom located at the front of the property.

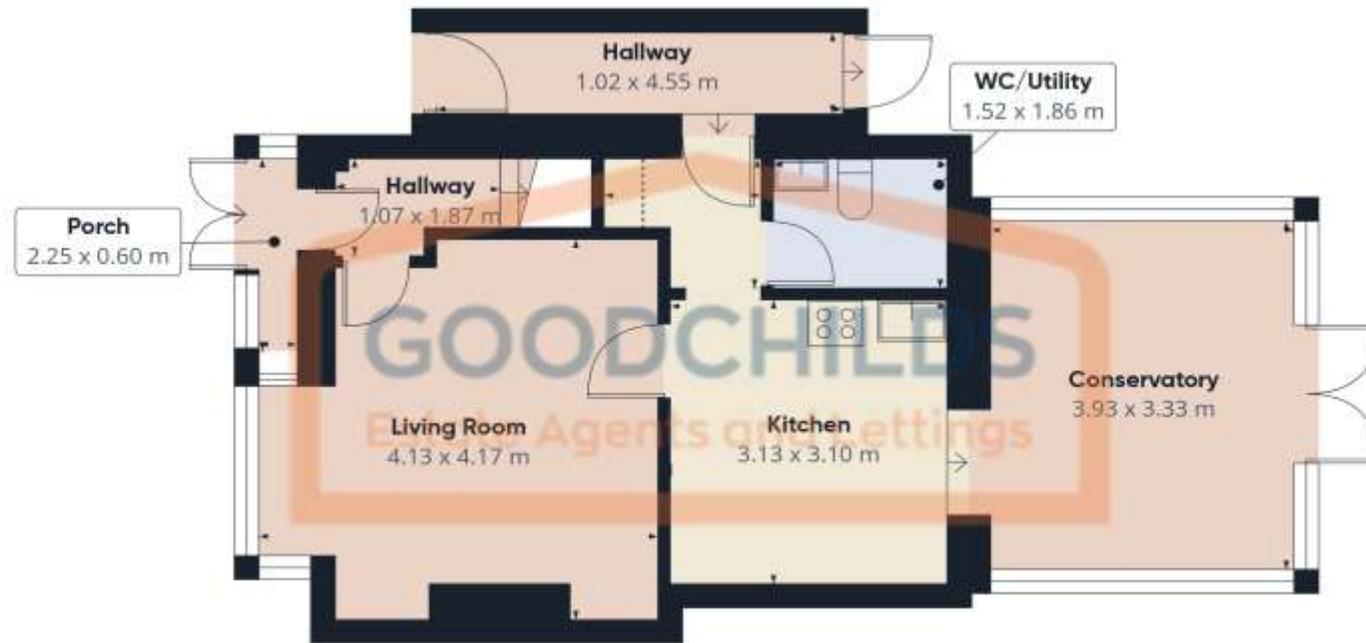
Shower room

Having shower cubicle and vanity basin and w.c.

Rear garden

Enclosed rear garden having block paved patio area, lawn area, summer house and large shed at the rear of the garden with electrics.





Ground floor



Floor 1

Approximate total area⁽¹⁾

81.6 m²

Reduced headroom

0.3 m²

(1) Excluding balconies and terraces

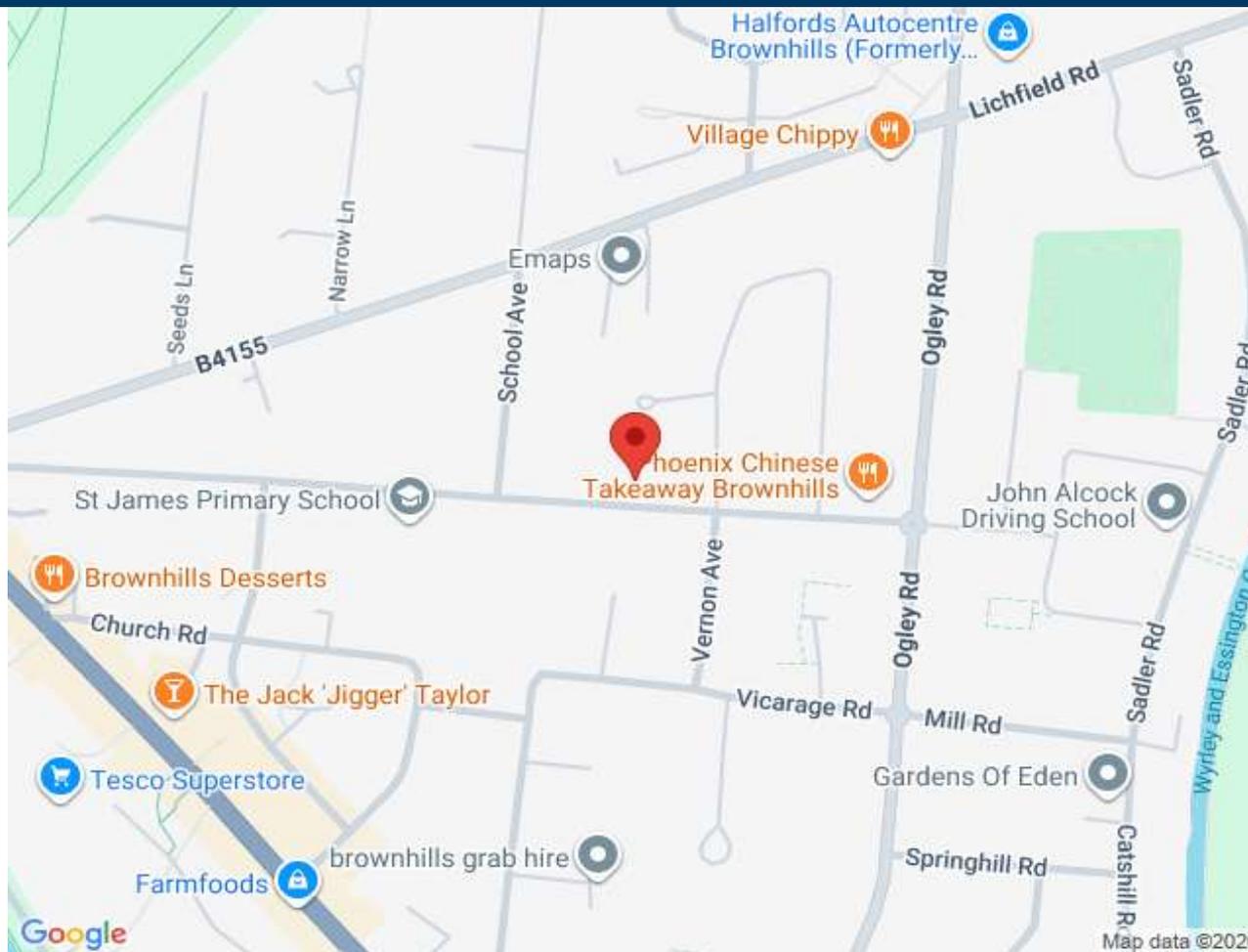
Reduced headroom

— 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

